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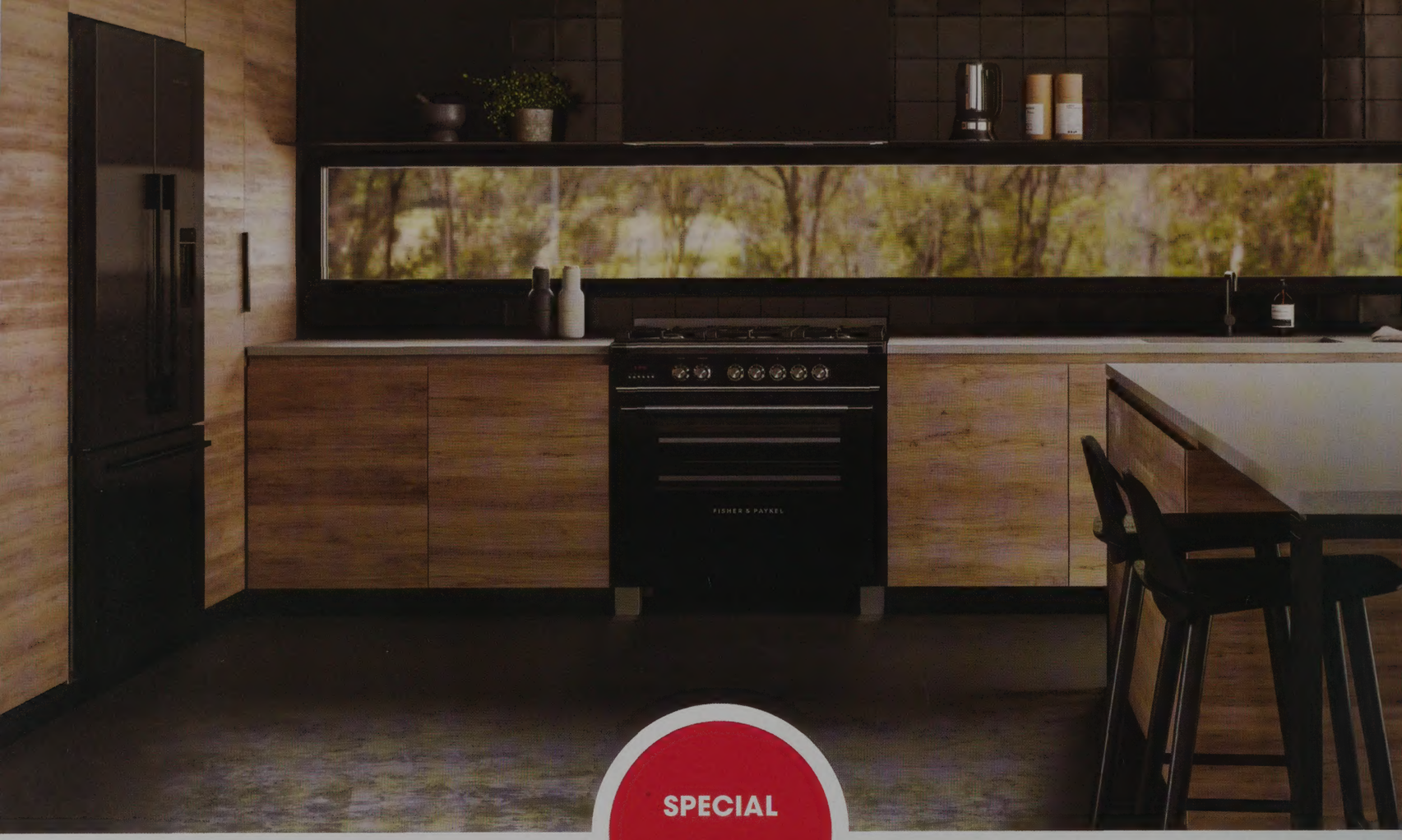

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Southampton Village | $3,850,000
6-BR, 5.5-BA | Web# H107659
Thomas Cavallo O: 631.725.0200
M: 631.871.1401

Montauk | $3,249,000
3-BR, 2-BA | Web# H24076
Mary Lappin Marmorowski
O: 631.668.6565
M: 631.433.4412

Amagansett Dunes | $2,795,000
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Dawn Neway O: 631.329.9400
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Diana Neway M: 516.523.6258
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88 Dune Road, Westhampton Beach
$2,250,000 | Open House Sat.
10/12 and Sun. 10/13 | 12-2pm
4-BR, 3-BA | Web# H346324
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85 Waters Edge Road, Southampton
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10/12 | 2:30-3:30pm
4-BR, 4-BA | Web# H345282
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M: 631.678.7179
Marcy Braun M: 516.375.6146

5 Lauras Lane, East Hampton
$1,895,000 | Open House Sat.
10/12 | 11am-1pm | 4-BR, 4-BA,
2 Half-BA | Web# H103288
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M: 516.383.0333
Janette Goodstein M: 516.380.7341

Southampton Village | $1,750,000
4-BR, 2-BA | Web# H34979
Brenda Giufurta O: 631.204.2770
M: 917.693.7078

Westhampton Beach | $1,400,000
4-BR, 2.5-BA | Web# H345127
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9 Park Circle, Quogue | $1,299,000
6-BR, 5-BA | Web# H346883
Melissa LoCurto O: 631.898.2274
M: 631.525.3326

Southampton Village | $1,299,000
2-BR, 2-BA | Web# H343904
David Donohue O: 631.283.4343
M: 516.650.4419
Marta Bubka M: 631.512.1673

East Hampton | $1,295,000
5-BR, 4.5BA | Web# H347405
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M: 516.909.3311
Bobby Rosenbaum M: 917.586.0052

45 Quail Run, Hampton Bays
$875,000 | Open House Sat. 10/12
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Web# H108343
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M: 631.880.1074 | Jeanne Lee
Landsiedel M: 631.678.2454

Sag Harbor Village | $850,000
3-BR, 1.5-BA | Web# H347030
Denise Wilder O: 631.329.9400
M: 917.636.2546
Christopher Stewart
M: 917.744.2450

East Quogue | $835,000
4-BR, 3-BA | Web# H107808
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M: 917.678.6543

9 Bayview Terrace, Hampton Bays
$775,000 | Open House Sat. 10/12
& Sun. 10/13 | 2-3:30pm | 4-BR,
2-BA, 2 Half-BA | Web# H111403
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M: 917.731.4317
Anne Francavilla M: 516.506.1609

Montauk | $685,000
2-BR, 2.5-BA | Web# H346255
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M: 516.769.1756
Kim Fagerland M: 631.902.1384

Hampton Bays | $649,000
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& Sun. 10/13 | 12-1:30pm
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OPPORTUNITY THIS FALL

170 Tuckahoe Lane, Southampton | $2,199,000 | 6-BR, 4-BA | Luxury villa with stunning golf course views. The heated gunite pool is surrounded by professionally landscape grounds, complete with outdoor lighting and music. **Web# H346716**

724 and 726 Butter Lane, Bridgehampton | Price on request | Land | Situated in the heart of Bridgehampton's farmland, in one of the most desirable Hamptons locations, is this rare opportunity on approx. 3.8 acres total. **Web# H111445**

326 Seven Ponds Towd Road, Water Mill | $1,100,000 | Land, .91 acres | This flag lot is private and quiet. The building parcel borders 50 acres of preserved farm land. With single and separate, relief would be available for advanced building setbacks. **Web# H347031**

570 Hampton Road Apt 6, Southampton Village | $730,000 | 2-BR, 2-BA | This townhouse is the idyllic setting for easy living. The 17-acre Meadows Complex is close to ocean beaches and Main Street, but also has community access to a heated pool and tennis. **Web# H347397**

RICHARD DOYLE
Lic. R.E. Salesperson
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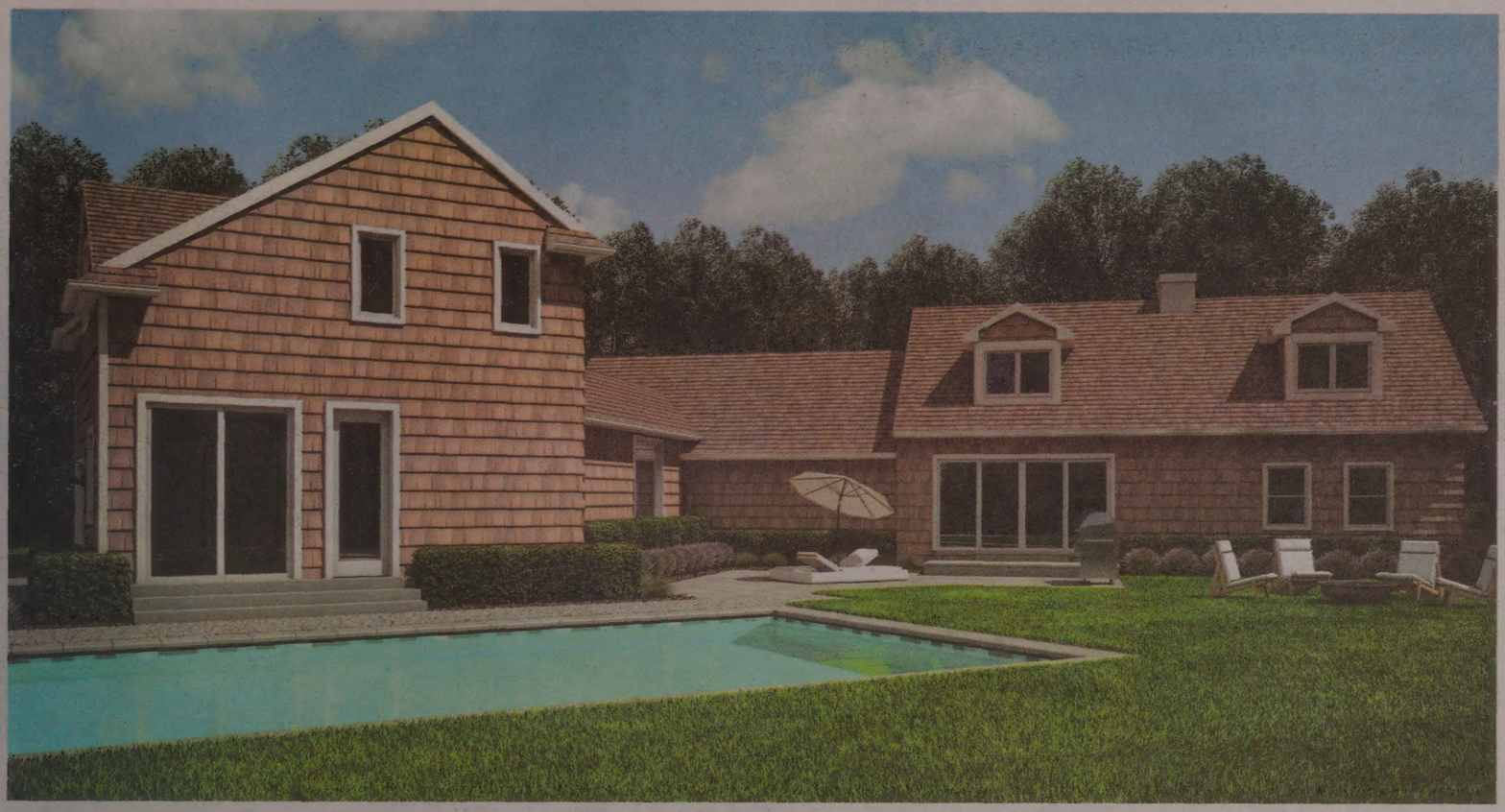

Bridgehampton | $3,290,000 | 4-BR, 5-BA, 2 Half-BA | This gated home is located in one of the most coveted zip codes in the nation. Positioned in the heart of Bridgehampton Village, south of the highway, this stunning, approx. 3,000sf traditional is turnkey. Substantially expanded and fully renovated in 2019. There is another attached structure with a pool house backing the garage on the first floor and another master suite on the second. Heated pool, lush grounds, mature foliage, and privacy hedges. **Web# H342928**

East Hampton | $1,975,000 | 7-BR, 5.5-BA | This tastefully expanded and renovated, approx. 6,300sf home offers privacy and peace on a beautiful parcel with various outdoor entertaining spaces, including a hot tub and heated pool. **Web# H346192**

Open House Sat. 10/12 | 11:30am-1pm | 1 Wood Lot Lane, East Hampton
$995,000 | 4-BR, 3-BA | First time on the market. Immaculate, light and airy, this home is move-in ready. Open floor plan for entertaining, with wood burning fireplace. Room for pool. Minutes to East Hampton town village and beaches. **Web# H347031**

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Southampton Village | $9,700,000
6-BR, 9-BA, 2 Half-BA, Approx. 7,000 sf, 1.84 acres, Heated pool, Hot tub, Pool house | Web# H343154

Brookville | $4,499,000
8-BR, 10-BA, 2 Half-BA, Approx. 12,341 sf, 6 acres, Indoor saltwater pool | Web# 3095365

East Hampton | $3,795,000 | New Construction
7-BR, 7.5-BA, Approx. 6,320 sf, 1.26 acres, Heated pool, Hot tub, Outdoor shower, Pool house | Web# H345257

East Hampton | $2,998,000
4-BR, 3-BA, Approx. 3,593 sf, .66 acres, Waterfront, Marina for boat | Web# H107999

East Hampton | $2,600,000
6-BR, 6.5-BA, Approx. 3,500 sf, .6 acres, Heated pool, Hot tub, Outdoor shower, Pool cabana | Web# H347800

East Hampton | $2,595,000 | New Construction
5-BR, 5.5-BA, Approx. 3,500 sf, .6 acres, Heated pool, Outdoor shower | Web# H345260

Sag Harbor | $1,649,000
3-BR, 2-BA, Approx. 1,694 sf, .22 acres, Waterfront with dock | Web# H346105

East Hampton | $1,625,000
4-BR, 3.5-BA, Approx. 2,600 sf, .97 acres, Heated pool Web# H346864

Wainscott | $1,295,000
4-BR, 5-BA, Approx. 2,500 sf, .5 acres, Heated pool, Outdoor shower | Web# H103373

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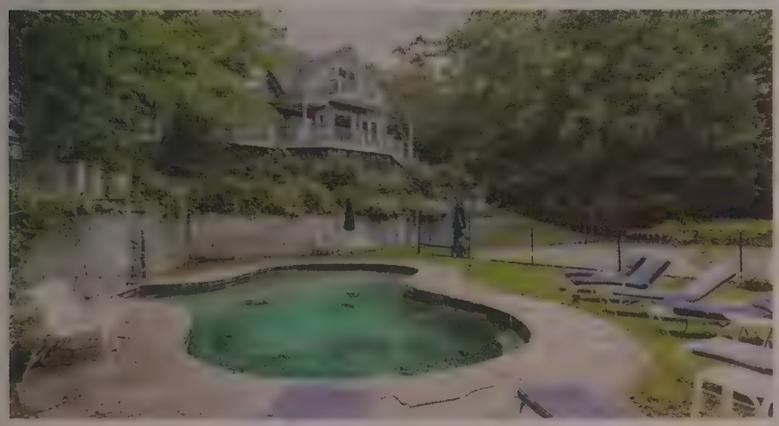
Sag Harbor Village | $2,497,000 | 4-BR, 3.5-BA | Nearing completion, this approx. 2,400sf beach house has an open floor plan living area with fireplace, Thermador appliances, white oak flooring and touches of shiplap throughout. Sited on .3 acre across from water access, there's a 15x30-foot gunite pool with blue ice patio and a detached one-car garage. The property is fully and beautifully landscaped. **IN# 347657**

Sag Harbor Village | $4,500,000 | 4-BR, 4.5-BA | This circa 1820's residence has been magnificently reimagined and undergone a complete rebuild. Behind the hedged and gated front entrance are three floors of beautiful living space. **Web# H107432**

Sag Harbor Village | $10,500,000 | 4-BR, 4.5-BA | SAGMERE, a waterfront estate off Glover Street with a 140-foot dock and waterside pool that offers spectacular water views. Designer renovation featuring historic accents and curated materials. **Web# H343870**



Amagansett | $2,195,000 | 6-BR, 6.5-BA | Great value in desirable Bell Estate location. 5,000 sf home with Har Tru tennis, gunite pool, 4-car garage. **IN# 347875**

Sag Harbor | $1,275,000 | 4-BR, 4-BA | Across from the water in sought-after Bay Point and blocks to Long Beach, this pristine, well-built home offers open living/dining/kitchen, second floor TV room, rear deck and room for pool. **Web# H105501**

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at Douglas Elliman Real Estate

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North Haven Estate

Sag Harbor — Web# 262540

$7,495,000 - 1.2 acre estate with 6 bedrooms, 5 full and 2 half baths, chef's kitchen, butler's pantry, 5 granite fireplaces, professional gym, billiards room, 30x50 heated gunite pool, 12-seat spa, 2-story pool house, 3-car garage, tennis court.

Brand New Construction

Sag Harbor Village— Web# 346652

$2,595,000 - New Construction in Sag Harbor Village with 4 ensuite bedrooms, 4.5 baths, 2,900 SF, open design with living room, dining room and Kitchen, heated gunite pool amidst manicured, picturesque landscaping, full basement, and detached garage.

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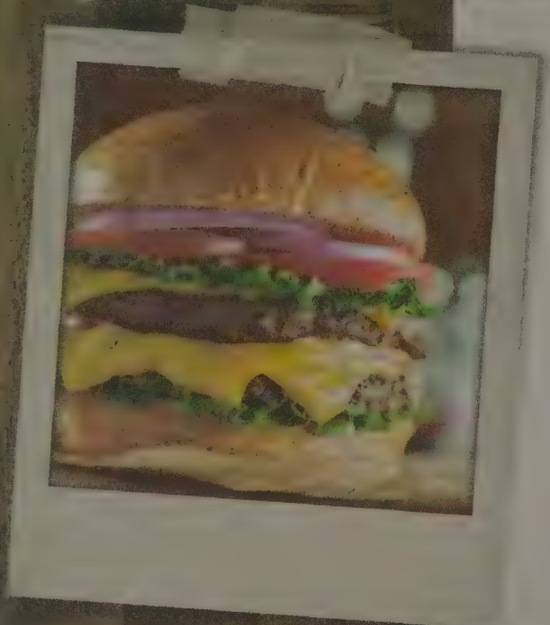

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WATERFRONT HOUSE ON FRESH POND Shelter Island — Web# 346808

$1,300,000 - This waterfront cottage features a waterside deck, open floor plan with sliders to water, new kitchen with all appliances, spacious rooms, 2 guest bedrooms on first floor and on the second floor is a generous master suite.

THE MODERN COTTAGE Shelter Island — Web# 258308

$1,300,000 - Surrounded by greenery, privacy abounds at this newly renovated, 4 bedroom, 3 bath, sleek modern retreat. Room for pool and expansion.

CHARMING LIGHT-FILLED COTTAGE Shelter Island — Web# 55045

$645,000 - Cozy, 2 bedroom, 2 bath cottage. House features a finished basement, hardwood flooring, and a sun room. Property also has a detached garage, brick patios, and a greenhouse.

corcoran

Seth P. Madore

Licensed Associate Real Estate Broker
m : 917.750.4102
smadore@corcoran.com

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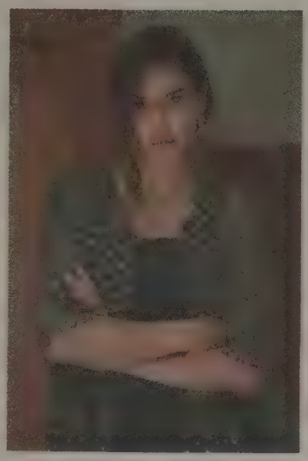

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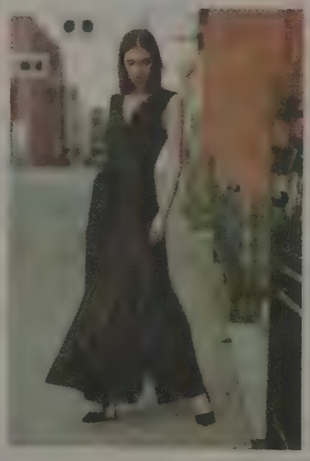

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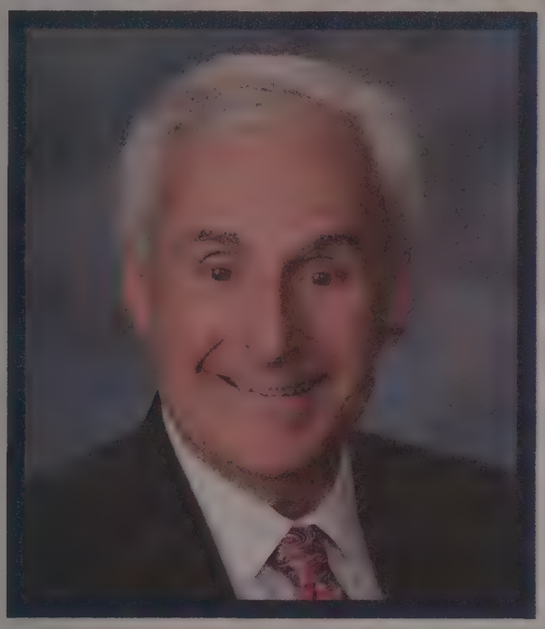

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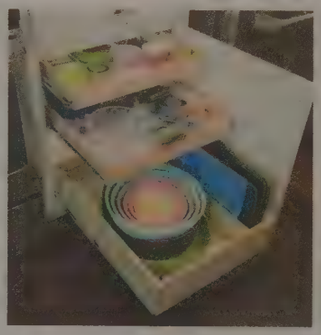

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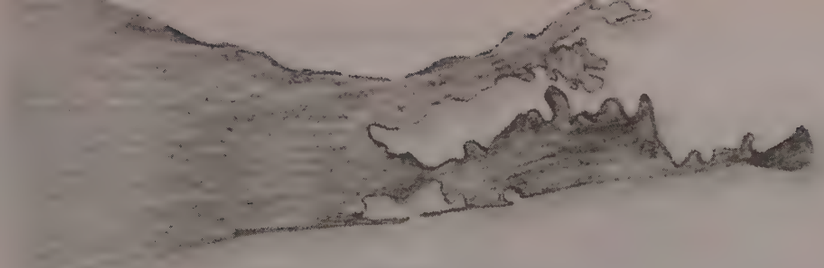

OCTOBER 10—OCTOBER 16, 2019

OUT & ABOUT ON THE EAST END

WHAT TO DO. WHERE TO GO. WHERE TO PLAY.

Hamptons International Film Festival

OCTOBER 10–OCTOBER 14, TIMES VARY

The Hamptons International Film Festival celebrates independent film—long, short, fiction and documentary—and introduces a unique and varied spectrum of international movies and filmmakers to East End audiences, showcasing some of the year's best offerings in contemporary cinema.

This year's screening lineup includes the world premieres of *Alan Pakula: Going for Truth*, *The Artist's Wife*, plus many U.S., East Coast and New York premieres. The festival also includes parties, panels on immersive storytelling and short films, and more. *See story on page 32.*

Southampton Arts Center, Regal UA Southampton Theatres, Guild Hall, Regal US East Hampton Cinema, Bay Street Theater and other venues.
631-324-4600, hamptonsfilmfest.org

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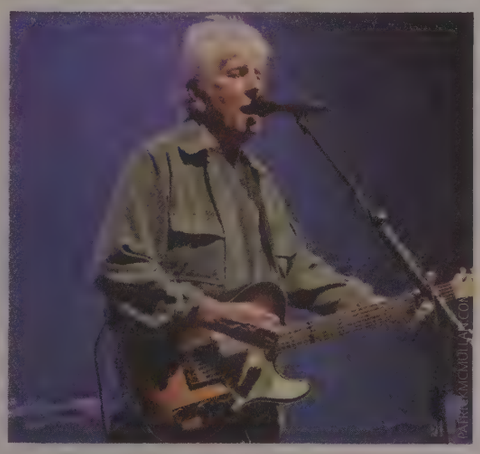
OUT & ABOUT IN THE HAMPTONS

WHAT TO DO. WHERE TO GO. WHERE TO PLAY.

MAKSIM SHTRYKOV & MISUZU TANAKA SALON
FRIDAY, OCTOBER 11, 6 P.M.

Acclaimed virtuosi clarinetist Maksim Shtrykov and pianist Misuzu Tanaka have been lauded as a new generation of exquisitely talented performers who elevate society's understanding of the world's music. With innovative programming, the duo makes it their mission to share their superb yet rare instrumental combination with the world. Tickets are $25.

Parrish Art Museum
279 Montauk Highway, Water Mill
631-283-2118, parrishart.org



SONGS AND STORIES WITH GRAHAM NASH
FRIDAY, OCTOBER 11, 8 P.M.

Two-time Rock and Roll Hall of Fame inductee, two-time Songwriter's Hall of Fame inductee and Grammy Award winner Graham Nash returns to the WHBPAC stage. His incredible songwriting and musicianship are well recorded through his time in the Hollies, his solo career, and of course the storied union of Crosby, Stills & Nash. Tickets are $96–$111.

Westhampton Beach Performing Arts Center
76 Main Street, Westhampton Beach
631-288-1500, whbpac.org

WALKING DUNES HIKE
SATURDAY, OCTOBER 12, 10 A.M.

Join the East Hampton Trails Preservation Society for a 1.5-mile hike along one of the most interesting and diverse places in the Town of East Hampton. Some say famous silent movie director George Melford filmed *The Sheik* in 1921 on location at the Walking Dunes. Meet walk leader Lee Dion at the end of Napeague Harbor Road.

Napeague Harbor Road
Off Route 27, Montauk
631-375-2339, ehtps.org

CELEBRATION OF THE LONG POND GREENBELT
SATURDAY, OCTOBER 12, 10 A.M.–1 P.M.

Bring the whole family for a morning of nature exploration at the 21st annual celebration. Embark on guided trail walks, play games, make crafts and participate in a wide variety of activities provided by local environmental and community organizations. The event takes place at Vineyard Field, behind the SoFo Museum. Admission is free.

South Fork Natural History Museum (SoFo)
377 Bridgehampton-Sag Harbor Turnpike,
Bridgehampton. longpondgreenbelt.org

BOWLS OF PLENTY
SATURDAY, OCTOBER 12, 11 A.M.–2 P.M.

The Bowls of Plenty luncheon benefit for the Water Mill Museum, sponsored by the Clay Art Guild of the Hamptons, features more than 100 handmade bowls for guests to choose from and then have filled with homemade soups. Admission is $25, which includes a handmade bowl, homemade soup, fresh baked bread, dessert and a beverage.

Water Mill Museum
41 Old Mill Road, Water Mill
631-726-4625, watermillmusem.org

MONTAUK FALL FESTIVAL
OCTOBER 12–OCTOBER 13, 11 A.M.–5 P.M.

Celebrate fall at The End with a wide range of festivities including the annual chowder contest (Saturday only), a sports memorabilia auction, an appearance by *Field of Dreams* actor Dwier Brown, inflatable rides, rock climbing, pumpkin decorating, crab races, music by Gene Casey and the Lone Sharks (Saturday) and The 3Bs (Sunday) and more. Free admission.

Montauk Village Green
742 Montauk Highway, Montauk
montaukchamber.com

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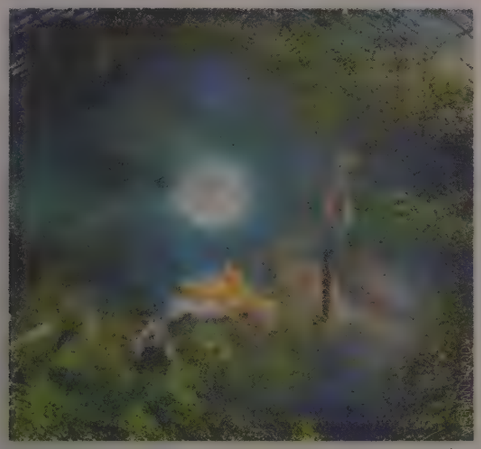
OUT & ABOUT ON THE NORTH FORK

WHAT TO DO. WHERE TO GO. WHERE TO PLAY.



"NEVERLANDS" OPENING RECEPTION
FRIDAY, OCTOBER 11, 6–9 P.M.

Celebrate the art of the East End in an all-new exhibition featuring one prominent artist from the Hamptons, Jeff Muhs, and an equally talented artist from the North Fork, Meghan Boody. Together, they create worlds and objects that challenge our sense of perception and create a destabilizing sense of wonder. The show is on view through November 9.

William Ris Gallery
1291 Main Road, Jamesport
609-408-5203, williamris.com

LONG ISLAND'S RIVER OTTERS LECTURE
FRIDAY, OCTOBER 11, 7:30 P.M.

Learn about the history of the river otter, the natural recolonization of Long Island by otters, their current distribution on the island and how to find evidence of this elusive mammal in the field. Lecturer Mike Bottini is a wildlife biologist and author who has worked for 14 years at the Group for the East End. All ages are welcome.

Peconic Landing Auditorium
1500 Brecknock Road, Greenport
516-526-9095, northforkaudubon.org

COURTESY DARKSIDE HAUNTED HOUSE

DARKSIDE HAUNTED HOUSE
OCTOBER 11–OCTOBER 13, TIMES VARY

With 14,000 square feet of fright, Darkside Haunted House is widely considered one of Long Island's favorite spooky attractions. With an outdoor village setting and an indoor house scenario, Darkside offers spooks and scares as soon as you leave your car. Kids under 12 must be accompanied by an adult. General admission is $30, and the Rip Fast Pass is $40.

Darkside Haunted House
5184 Route 25A, Wading River
631-369-7227, darksideproductions.com

A BROTHER'S REVIVAL: ALLMAN BROTHERS TRIBUTE
SATURDAY, OCTOBER 12, 8 P.M.

Celebrate the 50th anniversary of The Allman Brothers Band with David Goldflies and Johnny Neel as they perform their greatest hits. "A Brother's Revival" is an incredible tribute show including fan-favorite songs in their original format. Doors to the bar and restaurant open at 6:30 p.m., and there is a $10 dining minimum per person. Tickets are $49.

Suffolk Theater
118 East Main Street, Riverhead
631-727-4343, suffolktheater.com

RIVERHEAD COUNTRY FAIR
SUNDAY, OCTOBER 13, 10 A.M.–5 P.M.

Enter your best farm-grown produce, baked goods, canned goods, needlework, woodwork, scarecrows and more in 300 competition categories for a chance to win a blue ribbon. The fair also features a petting, zoo, carnival, magic shows, line dancing with the Southbound country band, food and craft vendors, a tractor display and more. All proceeds benefit the Town of Riverhead.

Downtown Riverhead
Behind the Long Island Aquarium
riverheadcountryfair.com

GREENPORT HARBOR BREWERY OYSTER FEST
SUNDAY, OCTOBER 13, 1–6 P.M.

A Greenport Harbor Brewing Company staple, the annual Oyster Festival features the unveiling of the brewery's much anticipated Oyster Stout, made with oysters from Little Creek Oysters, who will be shucking at the event along with nine other local oyster farms. Festivities also include a shucking competition and music by Rusty Spur Band. Admission is free.

Greenport Harbor Brewing Company
234 Carpenter Street, Greenport
631-477-1100, greenportharborbrewing.com

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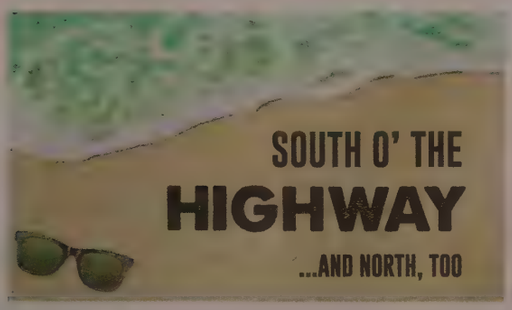

Hamptons fans **Hillary** and **Chelsea Clinton** appeared on ABC's *The View* on Wednesday, October 2. In addition to chatting about politics, the pair discussed their new co-authored project, *The Book of Gutsy Women: Favorite Stories of Courage and Resilience*. Out now, *Gutsy Women* tells the stories of female trailblazers around the world, including Dorothy Height, East Ender Edie Windsor, Wangari Maathai, Harriet Tubman and more.

GWYNETH PALTROW

Amagansett's **Gwyneth Paltrow** stopped by *Jimmy Kimmel Live* to promote her new Netflix series, *The Politician*. The satire is co-created by **Ryan Murphy** and Paltrow's husband, **Brad Falchuk**. The series features East Ender **Bob Balaban** as Paltrow's husband.

Sag Harbor's **Julie Andrews** will participate in a discussion of *Victor/Victoria* following a screening of the film at New York City's Metrograph theater on October 20. The event is part of a series honoring the work of Andrews' late husband, Blake Edwards.

After a successful launch and two seasons at the helm of The Preston House & Hotel in Riverhead, Chef **Matthew "Matty" Boudreau** has been appointed to lead the Green Hill Hospitality restaurant group in Greenport. In his new role, Boudreau will oversee and launch new menus—including authentic BBQ, befitting the three-time winner at Dan's GrillHampton—while also highlighting Greenport's port-town offerings with hints of New England seafood such as hot buttered lobster rolls.

Find more South O' daily at DansPapers.com.

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The Hamptons Subway Newsletter

BY DAN RATTINER

Week of October 10–16, 2019
Riders this past week: 31,298
Rider miles this past week: 106,893

DOWN IN THE TUBE

Rudolph Giuliani, the former New York City mayor, was seen Wednesday afternoon on a subway heading from Bridgehampton to Water Mill toward the home he owns there. He was reading a thick dossier of important papers. Gwyneth Paltrow, sitting on the subway talking to an assistant with a pad and pencil, was headed Thursday evening from Montauk to Amagansett.

PLAYING FOR MONEY

It's supposed to be a surprise that Paul McCartney, Sting, P Diddy, Billy Joel and Jimmy Buffett will be performing as the new quintet singing group "The Amagansetteers" at Steven Talkhouse next week, so don't tell anybody, but before that, on Monday morning between 9 and 11 they will be rehearsing their new songs while sitting on the concrete floor of the East Hampton Subway platform with a cardboard sign and a tin cup out front. So, if you don't give, its free.

COMMISSIONER WINS IN A LANDSLIDE

Bill Aspinall, our beloved current Commissioner, was re-elected for another one year term last week against perennial challenger, Luigi Ravioli, the company barber who runs his shop in the Hampton Subway building in Hampton Bays. The vote was 1,412 to 1.

DOG LOOSE

One of the seven vicious German Shepherds that patrol the perimeter of the Montauk Yards where the subway cars spend the night has gone missing. These dogs are there to repel graffiti artists. The missing dog answers to the name "Adolph" and, if you snap your fingers, will not attack. If found, please call subway headquarters immediately.

MONUMENT TO KRATZ

As everyone knows, the entire Hamptons Subway system, down to the very last detail, was secretly built underground in 1927 and discovered accidentally during a superfund site dig in Sag Harbor in 2005. It was soon learned that the burial occurred by order of Ivan Kratz, the New York City builder who illegally double-ordered building material while constructing the Lexington Avenue Subway line and charging it to New York City in 1925. With the Feds on his trail, he had to hide the surplus building materials somewhere.

Kratz was arrested for triple-billing the city anyway on October 11, 1929 for another matter, but where that arrest took place was not known until recently. It occurred on the East Quogue railroad station platform in front of a baggage room by 10 cops, guns drawn, shouting "hands up." And so, on this 90th anniversary of that great day, a monument honoring Kratz and describing the arrest will be unveiled there next Tuesday at 11 a.m. On hand will be Commissioner Aspinall, standing in for Kratz, who has since died, as well as Town Supervisor Jay Schneiderman, State Asssemblyman Fred Thiele and State Senator Ken LaValle. Congressman Zeldin from this district is unable to attend, remaining in Washington hoping to vote against the pending Presidential Impeachment proposal, but sends his regards.

TRACK REPAIR

The B subway line will be out of service from Noyack to Sag Harbor from noon to 6 p.m. Thursday so workmen can oil the rusty tracks on the sharp curve under Trout Pond to stop the squealing everybody's been complaining about.

COMMISSIONER ASPINALL'S MESSAGE

I hope you all can attend the Kravitz monument unveiling in East Quogue next Tuesday. Remember, the Roaring '20s when Kravitz double billed the city was a time when all crime and bad behavior were okay. So this was okay.

Police BLOTTER

BY OLIVER PETERSON

LOCAL GROUP CHAMPIONS BLUE-GREEN ALGAE PROTECTION

Just as the Hamptons Municipal Board was making progress toward a solution for removing harmful blue-green algae blooms from South Fork waters, a new hurdle emerged: Community Homeowners for Algae and Mold Protection (CHAMP). The well-funded national conservation group, which aims to "watch out for nature's underdogs," officially established a local branch last month and organized a protest with dozens of demonstrators at Lake Agawam in Southampton last week. The Hamptons Police Department kept order as tensions mounted at the scene.

According to a statement handed out during the protest, "CHAMP is doing everything possible to ensure no innocent algae is harmed in the Hamptons." Group members say all nature deserves protecting—even if humans don't like it.

Delivering a speech before allies and opponents on Tuesday, CHAMP Hamptons President Millie Haverstraw Mackie shouted into her megaphone, "Hypocrisy overflows behind these hedgerows! The very same people who yell and scream about the horrors of culling deer and mute swans, or who complain when neighbors dare to cut down a healthy tree, are now standing in support of an algae genocide right here in their backyards!"

Mackie elaborated further following the protest. "Just because folks may not like blue-green algae, doesn't mean they have the right to plan for its systematic demise," the CHAMP president said. "Imagine if everyone could go around killing any living thing they don't like, or that makes their lives less convenient—we'd be living in a lifeless wasteland," she continued. "It's diabolical and horrifying what they're looking to achieve here."

Proponents of the algae removal plan point out that this particular species is devastating the local ecosystem and will eventually find its way toward harming humans, especially those who live in the pond's vicinity. "Ms. Mackie claims our actions will lead to a 'lifeless wasteland,' but that's exactly what we're trying to avoid here," a counter protestor and homeowner on Lake Agawam, Gus Manman, said on Tuesday. "I'm just trying to keep my children and pets safe from harm."

Thanks to CHAMP and the pressures they've brought, the Hamptons Municipal Board is putting their algae removal project on hold, pending further review and investigation. As they explained in a press release, "We have to listen when anyone complains. We cannot let even the most well-researched and sensible project commence if a single resident takes issue with it. But we'll certainly allocate lots of funding to our legal team so they can figure it out in court." The Board expects the case to play out over three to five years before they can agree to continue their review to decide whether or not to possibly consider the issue, maybe.

Read more Police Blotter at DansPapers.com.

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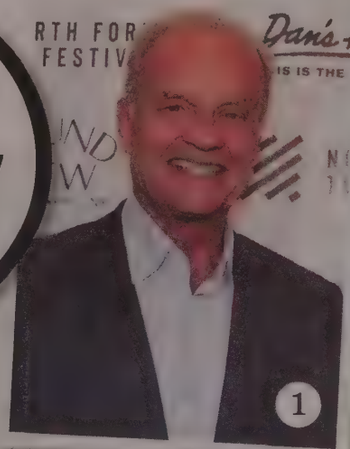


North Fork TV Festival

The fourth annual North Fork TV Festival was held at the Greenport Theatre on October 4 and 5. The weekend included screenings of pilots, talks with television producers and writers and featured stars Kelsey Grammer, Aasif Mandvi and Constance Wu. Photographs by Barbara Lassen and David Taylor

1. Canopy Award recipient **Kelsey Grammer**
2. NFTV Founder **Noah Doyle**, Inspiration Award Honoree **Aasif Mandvi, Jonathan Shafter**
3. Ambassador for the Arts **Constance Wu**

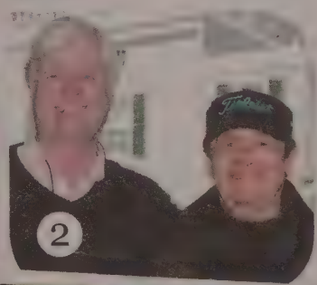
1. **Gloria Quesada, Angela Quesada, Larry Washington, Bob Moore**
2. **Kelly Dodds**, President and Co-Artistic Director of the Sag Harbor Music Festival
3. **Klyph Black, Joe Delia, PJ Delia**
4. **Eva, Lu Geffen**

Sag Harbor American Music Festival

The Sag Harbor American Music Festival featured an expansive lineup of free live music throughout Sag Harbor Village on September 28 and 29. Bands included such East End faves as the Hoodoo Loungers, Nancy Atlas, Gene Casey & the Lone Sharks and many more. Photographs by Barbara Lassen

Southampton Animal Shelter Foundation's Paws on Parade

The annual Paws on Parade took place on October 5 as families and their dogs walked from the Southampton Historical Museum to the beach, benefiting the Museum and Southampton Animal Shelter Foundation. Photographs by Barbara Lassen



1. **Towera, Luca, Maria Vergos, Ella**
2. **Sean Deneny** and **Clif Knight**, SASF Board of Directors
3. **Sam, Yana Kulper, Coal**
4. **Katya Bychkova** of Bow Tie Pet Club, Director of Adoptions and Fosters **Katie McEntee, Arie** (who is available for adoption)

Hope has a new address.

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Statue Talk

Lobster Dan and Liberty Dan, Four Miles Apart, Email Back and Forth

BY DAN RATTINER

LIBERTY DAN: Hi there, Lobster Dan! Thought I'd write you.

LOBSTER DAN: I've heard about you. I'm told you're on Hampton Road next to Southampton Audi, across from Pumpkintown.

LIBERTY DAN: Yup. And it's quite something. All these parents and children parking by the side of the road, they get out of their cars and come over to me. There's thousands of them. They take selfies with me. Then they cross the road and do the rides at Pumpkintown. The jungle gym. The maze. The train. The pumpkin picking. Then they come back crossing the street carrying pumpkins and they take more selfies of me with their kids. It's quite an experience.

LOBSTER DAN: So they think you're part of Pumpkintown?

LIBERTY DAN: I guess. Nobody complains though. It's really a wonderful time here at Pumpkintown. Busy, busy, busy.

LOBSTER DAN: It'll all be over at the end of October or so, though. Then Pumpkintown goes away.

LIBERTY DAN: Yeah. But you know, I'll be here after Pumpkintown is gone. And it's nice being the Statue of Liberty Dan. I hold up the torch, which when you look closely you see is the Montauk Lighthouse. People like that. Once, a religious group with everybody wearing orange robes came and left an "offering." A group of incense candles in a tin box. I said thank you.

LOBSTER DAN: You didn't say thank you. You can't move.

LIBERTY DAN: Yeah. Well, I thought it.

LOBSTER DAN: And I can't move, either. But up here at the end of the Sunrise Highway where the Lobster Inn used to be, it's fun being a cowpoke riding a lobster. The cars just whizz by. Occasionally some people pull over and stop. They take a selfie. They've never seen a Dan 11 feet up, riding a lobster like a bucking bronco at a rodeo.

LIBERTY DAN: You're 11 feet up? I'm 12.

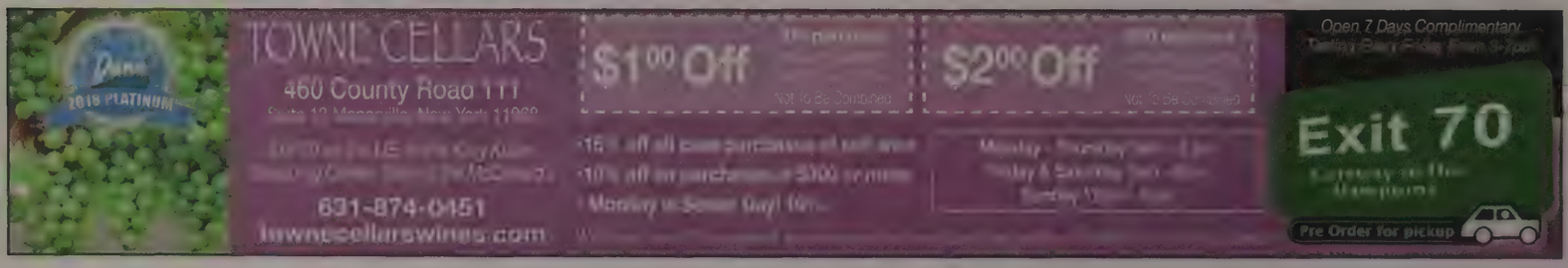
LOBSTER DAN: No.

LIBERTY DAN: Yup. I'm that high where I hold my torch—the light at the top of the Montauk Lighthouse.

LOBSTER DAN: Don't you get tired? Do you put down your torch?

LIBERTY DAN: Nope. Well, yes. Late at night, maybe two or three in the morning,

LOBSTER DAN LIVES ON



when nobody is looking. Just for a while.

LOBSTER DAN: So what happened to that "offering?"

LIBERTY DAN: After a while, the candles went out. Then somebody came, actually several people, and took the offering away. I think it was the people who made me.

LOBSTER DAN: You saw the people who made us?

LIBERTY DAN: Yup.

LOBSTER DAN: Who are they?

LIBERTY DAN: I don't know. Looked like ordinary people. People from Dan. People who like Dan? Maybe they're gods.

LOBSTER DAN: God made us.

LIBERTY DAN: Yesterday a man in a Porsche convertible stopped, and you know where the Statue of Liberty, the real Statue of Liberty, has that thing that says GIVE ME YOUR TIRED, YOUR POOR, YOUR HUDDLED MASSES?

LOBSTER DAN: Yeah.

LIBERTY DAN: Well, he covered up my book with a sign that reads GIVE ME YOUR PARTYGOERS, YOUR RICH, YOUR OCEANFRONT FOLKS.

LOBSTER DAN: No. Is it still up?

LIBERTY DAN: I don't know. I can't look down.

LOBSTER DAN: We do live in interesting times. Liberty being defaced. Changed. I do hope democracy survives.

LIBERTY DAN: Ever worry somebody will come along and throw your lobster into a big pot of boiling water?

LIBERTY DAN LIVES ACROSS FROM HANK'S PUMPKINTOWN IN WATER MILL

LOBSTER DAN: Not at all. They'd have to separate me from the lobster. And nobody can do that. Because I'm the defender of Rudy and I would forbid it. I'm a cowpoke with a six shooter.

LIBERTY DAN: Rudy the lobster?

LOBSTER DAN: Yeah. We're pals. We have a relationship built on trust. Where I take him, he goes.

LIBERTY DAN: I'd sure like to see that.

LOBSTER DAN: I wish I could visit you. That would be nice. I didn't see you on the back of a truck or anything when you were taken out there to be put up.

LIBERTY DAN: I wasn't taken on any truck past where you are. And I'd like to visit you, too. But I guess it's not to be.

LOBSTER DAN (sighing): We could send each other pictures.

LIBERTY DAN: If someone would take them. You know, there's a third Dan.

LOBSTER DAN: There is?

LIBERTY DAN: He's the real Dan, the one wriggling around, going to parties, horse shows, film festivals. That one.

LOBSTER DAN: Oh.

LIBERTY DAN: Actually, he's the first Dan. You're the second and I'm the third. So that's it.

LOBSTER DAN: So far. Maybe there'll be a fourth Dan and a fifth.

LIBERTY DAN: You never know.

LOBSTER DAN: Here comes a carload. Back to work.

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Little Stories

The Heliport, April Gornik, Leaf Blower Ban, Airline Banned & More

BY DAN RATTINER

There's lots of little stories in the news this fall.

The Village of East Hampton voted to stop landscape companies from using gasoline-powered leaf blowers between June 1 and Labor Day next summer because of the unbearable noise they make. It makes a certain amount of sense. The rest of the year, the leaves scatter. But in summer, the leaves are tightly stuck to the trees. So why blow at them? This is especially bad news for the leaf hockey leagues, where teams of leaf blowers in full padded regalia battle a single leaf back and forth between two properties for prizes. It's one less exciting thing for spectators. Interestingly, there can be an exception to the new rule. If the Town Supervisor declares a town-wide emergency, the games can go on. One imagines thousands of leaf-blowing protesters at the Town Hall gates. That could do it.

***

A helicopter service company named Analar has been banned from landing or taking off at East Hampton Airport for 90 days. They did something bad. [Landed at night and blinded everybody by keeping their headlights on high beams or flew too low. Not sure.] This should be a wake-up call for all the other airlines to obey the rules at all times. Ninety days can be an eternity for an airline.

***

When Matthew Hunt, a 21-year-old surfing dude from Arizona (Arizona has surf?) lost his job, he decided to try his luck in the Hamptons, and decided to move here. But how would he pay the astronomic rents out here? He solved this problem by buying a used sailboat on e-Bay for $700 dollars and planned on living on it off Montauk. Great idea. He was on it, happy as a clam, for only a few hours last week when winds sprang up, his engine wouldn't start and the tide, despite his best efforts, sank his sailboat. Local mariners came to his rescue, though, and once ashore he got a job at Ed's Lobster Bar in Sag Harbor as a waiter. He was temporarily living with Doug Kuntz, a photographer who works for *The East Hampton Star*, so it's one of those exclusive stories that lands in a newspaper's lap. Sounds like a GoFundMe situation.

***

Mark Madden, a Sag Harbor property owner, has been trying since last June to get permission from the zoning board there to build a house higher than the law allows. So he came in with plans and got refused, then came back with new plans showing it slightly modified but still too tall for the board and got refused.

Last week, his lawyer Alex Kreigsman said this had been going on long enough, all the concessions were off the table and they were back with the original and highest application. Kriegsman then told the board it was against the law for them to tell him he had to talk to the neighbors. Is a lawsuit in the future? Sounds like a winning strategy.

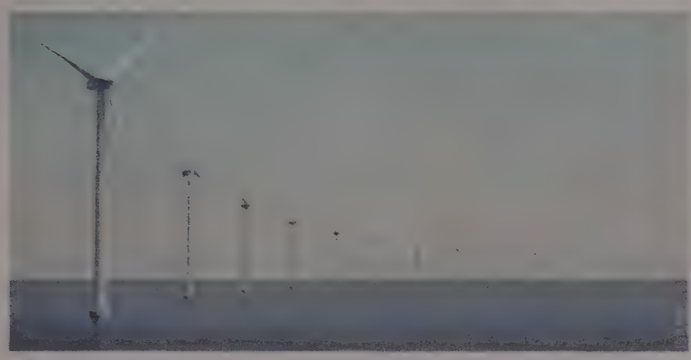
***

If you drive west out the three-mile-long Meadow Lane peninsula in Southampton, you see the bay on your right and great mansions on your left atop sand dunes, with the ocean beach beyond. Halfway out is a tiny helicopter pad where, noisily, helicopters land and take off. This pad has been there forever, or at least since helicopters came on the scene 70 years ago, and so it's grandfathered in and nobody complains about the racket it makes anymore. The wealthy neighbors now perceive the racket as an affirmation of their exclusive status. It's the only other legal place to land a helicopter east of the canal other than at East Hampton Airport. Now some locals have decided to pretty it up. They're paying to pave the adjacent gravel parking area. Maybe bring in lots of flowers. Can a concierge be far behind?

***

Nearly all the Main Streets in our towns go back to the 1600s. White churches and windmills dot the landscape. But now the pedestrians have won (as they should). Frequent neon-yellow signs and bright flashing lights tell drivers to stop when someone steps into a crosswalk somewhere. But the residents of Montauk furiously objected when

such devices were put into their town last spring. For some reason, the blinking lights and signs were put in way too high, almost as high as the street lights. Were these to tell you to stop for giants? Jolly Green Giants seeking to cross the street? They dominated the landscape. Finally, the town lowered them. Good news for parents with baby carriages, dogs, tourists and surfer dudes.



Reminds me of a time, maybe three years ago, when the State of New York used taxpayer money to put up these huge billboards at the borders of the state, welcoming those from elsewhere to the joys of arriving in New York. One billboard found its way to Montauk. You'd drive hours and hours to get to the farthest reaches of the state, to be welcomed as a new arrival in New York. A groundswell from the public got this idiocy removed.

***

A company has gotten approval to build a windfarm out in the ocean off Montauk, so far away you won't see it. The power from it will reportedly light up 50,000 homes, which is probably every home in the Hamptons. But where shall the underground cable from the windfarm come ashore? Certainly not in our backyard, say residents of where it was proposed in Wainscott. Why not in Hither Hills, the Wainscotters demanded. Oh yeah? Well, not in Hither Hills, the Hither Hillians replied. The windfarm people haven't made the final decision yet, but they did announce last week that they'd be setting up an operations and maintenance facility next to Inlet Seafood on East Lake Drive in Montauk. Oh yeah?

***

A family in East Hampton bought a small home on the dunes at 33 Lily Pond Lane—nothing special, a few picture windows, a deck, a boardwalk to the beach—but then proposed to tear it down to build a bigger home. There were objections and the family announced they would not tear it down. Hooray. But then soon after, they changed their minds. Booo.

***

April Gornik, the celebrated painter who lives in Sag Harbor, has spearheaded the funding for turning a big old former church into a civic center and the burned down Sag Harbor Cineman into something bigger and better than ever. She is so good for that community that suggestions are being floated around town to pass a law preventing either her or her husband from ever moving away.

***

Seven years ago, the Springs Fire Department had an emergency in that community because they didn't have a proper communications tower to make sure all calls for help got through. In addition, cell phone service in the area was spotty. So they put up a 150-foot tower at the fire house. But it's never been used. The Town of East Hampton said it was put up without site plan approval and the ZBA (zoning board of approvals) revoked the building permit, according to *The East Hampton Star*, and the fire district filed a lawsuit.

Now there are, finally, two more proposed towers on the table, one in the 100-acre Camp Blue Bay nearby and the other a 180-foot tower to replace the unused 150-foot one. But the Blue Bay one will cost taxpayers rental fees, and the 180-foot one has some neighbors objecting, so here we've got three underway, none up or being used, and the emergency situation continues.

***

What is surely the biggest transportation project in the Hamptons is nearing completion. For two years, the Long Island Rail Road has been working to raise the trestle at North Main Street from 11 feet above the road to 14 feet above the road. Tall trucks had been hitting this trestle or getting stuck under it at an average of 17 a year for years. The Village keeps score.

Now, North Main Street will be closed to traffic off and on during the next four weeks as two enormous 40-foot-tall cranes jack things up. Railroad passengers will hardly feel the three-foot climb up and then back down when it's done. But the truckers down below will have to get taller trucks if they want to keep up the kill rate.

Hamptons International Film Festival: A Celebration of Cinema

IMAGES COURTESY HIFF

CLOCKWISE FROM TOP LEFT: *FORD V. FERRARI, BELLINGCAT, CUNNINGHAM, CONSCIENCE POINT, FOR SAMA*

BY LEE MEYER

This year's Hamptons International Film Festival (HIFF), running from October 10–14, marks an important milestone for the annual celebration of cinema from all over the world. Ahead of this year's festivities, HIFF has announced its new parent company, HamptonsFilm, to recognize its year-round programming.

"I've been thrilled to watch the Hamptons International Film Festival evolve over nearly three decades from a five-day film festival to an organization providing year-round film programming and education to nearly a million film enthusiasts throughout the region," says Randy Mastro, Board Co-Chair. "The arts—and, in particular, film—bring us all together as a community, and that's what HamptonsFilm has been and will be doing all year long."

"What we wanted to do is have this reflect who we are as an organization," says HIFF Artistic Director David Nugent. "We put on this five-day festival every year, which is our biggest event for sure, but we have been and continue to be a year-round organization that serves the community. We do a lot of screenings and labs and programs to teach kids about filmmaking all year, so we really wanted to have the organization's name reflect what we do...People would see the name Hamptons International Film Festival and think all we do is a five-day festival, when in reality we do a lot of stuff all year-round."

Nugent is looking forward to this year's festival. "We spend the entire year working to get a whole new lineup of films and filmmakers coming. I'm most excited for people to come see the films. You prepare in a bubble in a certain sense," he says. One of the festival's series, Views from Long Island, spotlights movies that feature Long Island, whether they were filmed here, have local talent or are about the area. "This year is a particularly rich year for that series. We are lucky and had a lot of strong work from which to pull."

The festival's year-round preparation process unofficially begins at the Sundance Film Festival. "I go to the Sundance Film Festival with colleagues in January, and we start there," Nugent says. "I then go to a number of other festivals—South by Southwest, Cannes, Toronto—and in February, people send us films. We have a few thousand films that are sent to us. The programming team amps up, we hire more programmers and get together with 20 or so different people that help us watch these films. We end up with thousands of films we're considering and narrow it down to roughly 70 feature films we show and about 50 short films. So it's quite a long process, and I have a really great programming team, and I really enjoy doing it every year."

One of the four words in the festival is "International," and Nugent is proud that many selections are from abroad. "For the rest of the year, the area doesn't see enough international cinema. I really take it seriously," he says. "We have films from Senegal, China—all over the world."

The quality selections at HIFF each year have not gone unnoticed by the (CONTINUED ON PAGE 34)

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BEHIND THE HEDGES

HAMPTONS REAL ESTATE & LIFESTYLE. STEP INSIDE

A WHALE OF A HOME
Reinventing of a Sag Harbor Classic

NOW PLAYING...
A Revival at the Montauk Playhouse

HIDE AND SEEK
The New Reality of Real Estate LLCs

PLUS: THE CLAY'S THE THING IN SAG HARBOR, GURNEY'S HOSPITALITY GURU AND MORE!

BEHINDTHEHEDGES.COM

Meadow Lane Oceanfront to Bayfront Estate with Dock

Exclusive Representation

Fronting over 4.2+/- acres, framed by both the Atlantic Ocean and Shinnecock Bay on Southampton's [illegible] Meadow Lane, an impressive beachfront estate with its own private dock commands imposing and [illegible] views over both the Ocean and Bay. Offering over 9,000 SF on three levels of fully [illegible] living space, the white stained shingled residence sits at the end of a large circular drive embraced by mature landscaping, manicured gardens and a sea of verdant lawn. Outdoor decks, terraces and parlor gardens [illegible] levels of this stunning traditional with [illegible] moving details, multilayered interiors and significant [illegible] all overseen by renowned designer Steven Gambrel. The [illegible] polished wood floors [illegible] all into an oceanside [illegible] which includes a great room, formal dining room and family room, all warmed by their own fireplaces and all offering stunning views of a vast liquid backdrop. Entertaining is effortless [illegible] of the fully outfitted kitchen with [illegible] counters and professional appliances that include Subzero, viking and Thermador and a [illegible] of dishwashers. A large ocean facing guest bedroom suite is joined by another facing the bay to complete the [illegible] Upstairs the master wing dominates the west side. At the residence's front to back offering an expansive sleeping [illegible] with fireplace and oceanside deck, walk in closets and elegant [illegible] out to the bay. The other side of the 2nd floor, past the servers bar, feels three generous guest suites and a laundry room with a double set of washer/dryers. An elevator connects all floors to the [illegible] level [illegible] media/recreational room, gym, three full baths, wine cellar, another laundry room and a well [illegible] a covered patio. Additional amenities include a Crestron controlled [illegible] generator and a two car garage. Expansive mahogany decking under automatic awnings [illegible] with simple lines for effortless [illegible] and frames the inviting [illegible] pool [illegible] An intimate bay side seating area is the perfect spot to enjoy spectacular sunsets and [illegible] ts. A private wooden walkway leads past the generous lawn to 200 +/- feet of pristine ocean beach while to the north, a dedicated dock resides for sun into Shinnecock bay to accommodate a [illegible] of [illegible] craft. Impressive by any standard, this significant beachfront offering awaits your private tour and future lifestyle enjoyment. **$4A.75M**

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Tim Davis

Licensed Associate RE Broker & Regional Brokerage Advisor East End
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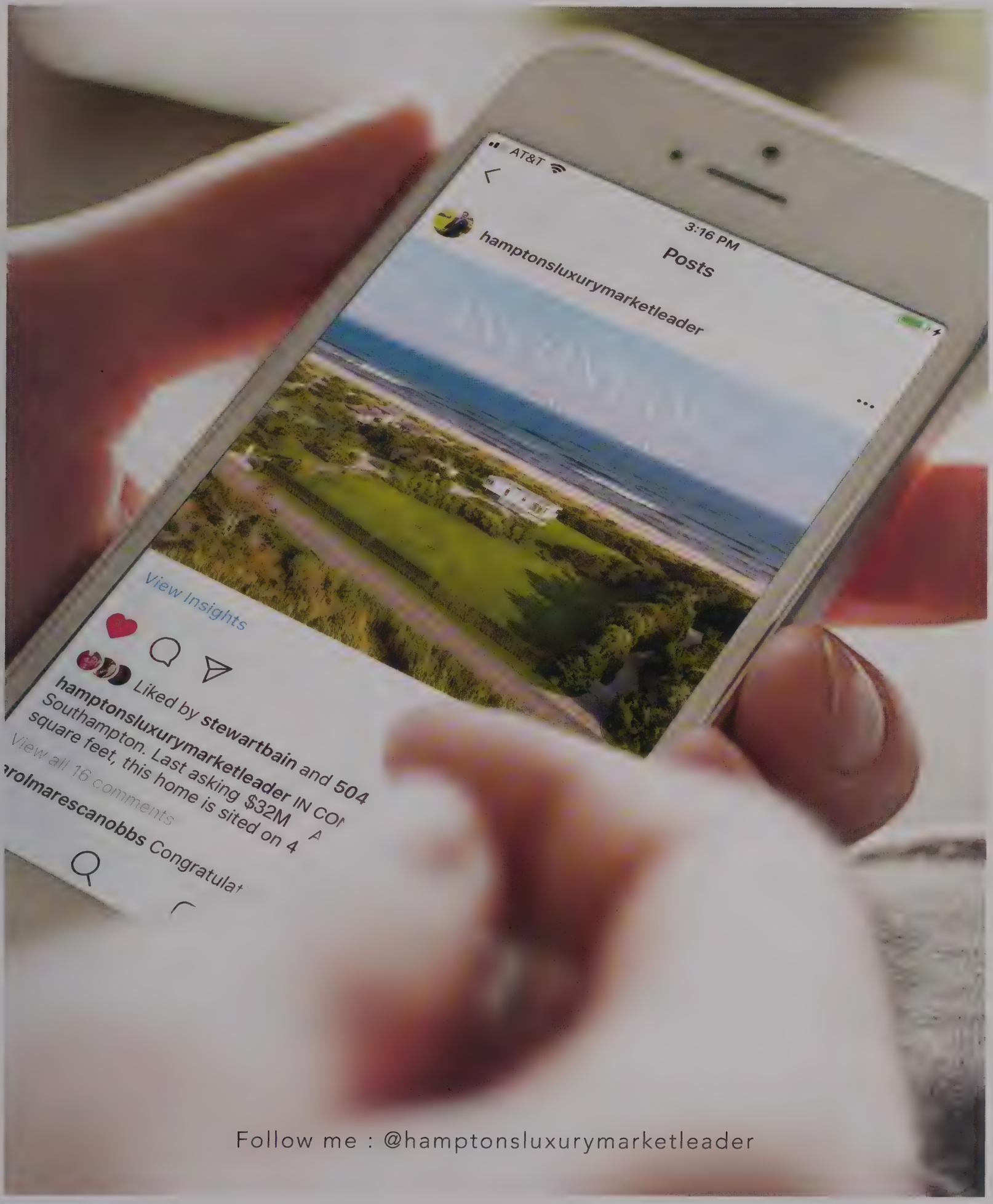
#1 Hamptons Agent: Wall Street Journal - June 2014 & 2015

With 39-plus years of success listing and selling the best properties on the East End, Tim Davis has become one of the most sought-after brokers in the country, offering buyer agency and seller agency representation.



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STEP INSIDE...

A WHALE OF A HOUSE

A classic captain's home reinvented for the 21st century

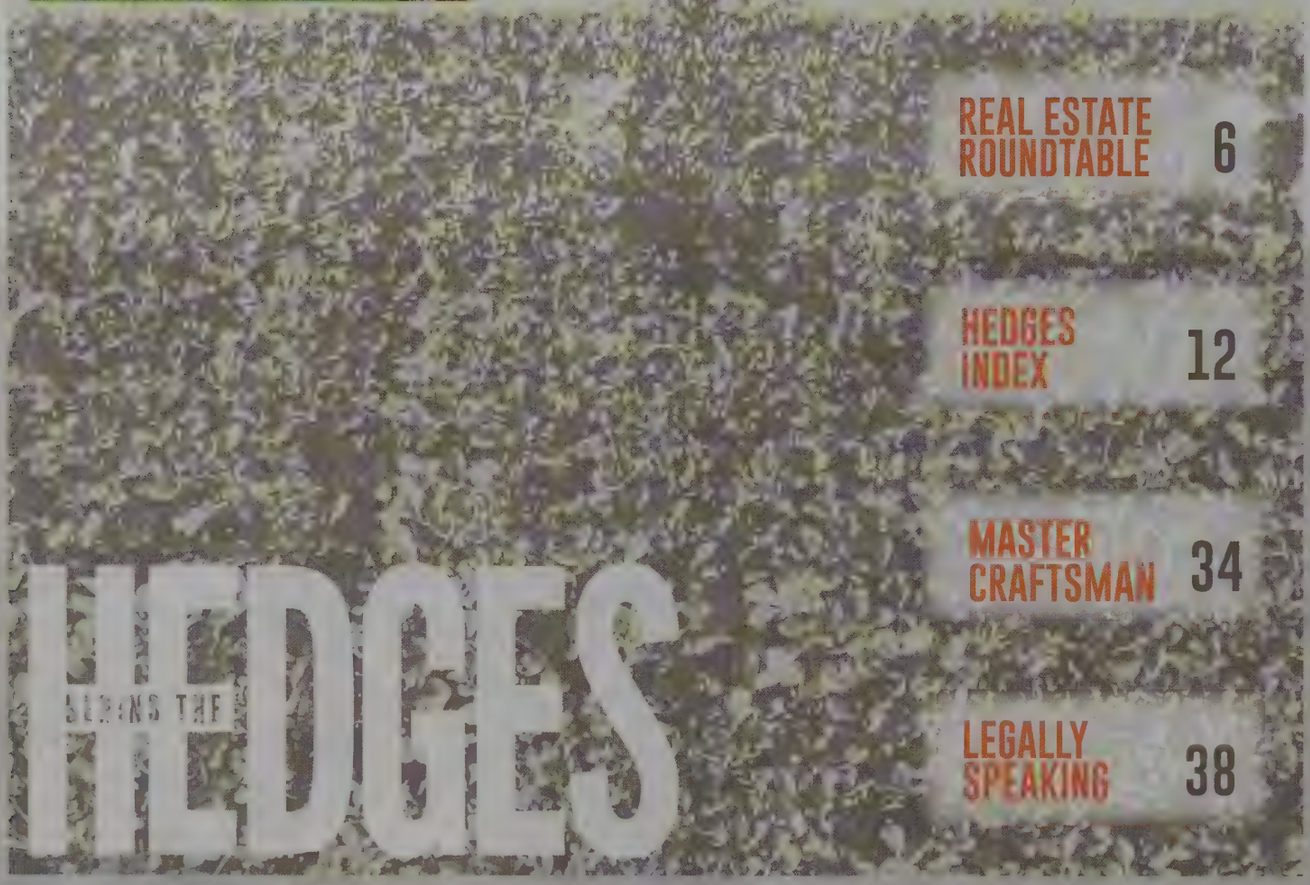
MONTAUK PLAYHOUSE

The building at the heart of The End has its latest rebirth

MY HAMPTONS

MICHAEL NENNER

Gurney's Hospitality Guru
Ice Cream Aficionado
Sunrise and Sunset Celebrant



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SOTHEBYSHOMES.COM/0048507 — *Newly listed at $8,495,000*

Exciting Renovated Live/Work Campus, *Amagansett*

208MAIN.COM — *Offered at $4,995,000*

Beautifully Designed Custom Residence, *East Hampton*

105COVEHOLLOWROAD.COM — *Newly listed at $4,495,000*

Six Bedroom Compound with Cottage, *Southampton Village*

268HILLSTREET.COM — *Offered at $3,395,000*

Dramatic Tudor Mansion, *East Hampton*

24NORTHBAYLANE.COM — *Offered at $2,995,000*

Striking Sunset Views with Condo/Village Comforts, *Sag Harbor*

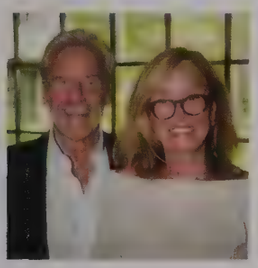
SOTHEBYSHOMES.COM/0048544 — ***IN CONTRACT***

Secluded Oasis In The Dunes, *Amagansett*

78CLIFFROAD.COM — *Newly listed at $2,495,000*

The Best Of All Seasons, *East Hampton*

22BULLRUN.COM — *Now reduced to $2,100,000*



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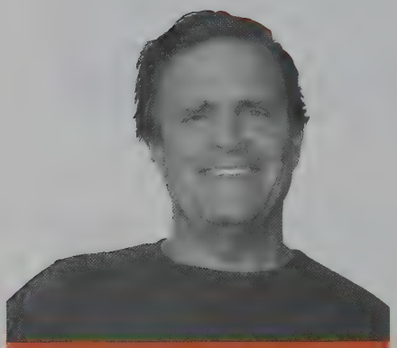
REAL ESTATE ROUND TABLE

Brokers Go Above and Beyond

THE THINGS WE DO FOR YOU FOLKS...

From booking a wedding venue to helping a pet chicken, East End real estate experts are known for going the extra mile for their clients.



HARALD GRANT
COTHERY'S INTERNATIONAL

During a particularly bad winter storm, my client, whose oceanfront house I had listed, asked me at 10 p.m. to go down and turn off the main water and empty all pipes of water. No heat and 0 degrees with a foot of snow.

CAROL NOBBS
DOUGLAS ELLIMAN REAL ESTATE

I had a rental customer who was very beautiful and had a fabulous body. When she arrived at the rental, the gym didn't have a treadmill. She wanted it—she needed it immediately. I had two in my home gym that I dusted a lot. I called my guy who moves anything anytime, and he moved the treadmill. I left it at the rental. The owner said that was fine! On another occasion a tenant said there was no Nespresso machine. I hadn't a clue what that was, but I called and ordered it and had it sent to the house. She purchased a house a year later...not from me!

DOUG SABO
JOHN SLOAN'S INTERNATIONAL

At the end of the day we work in the service industry. I am normally more than happy to help out where I can, as long long as it's within reason. I've been asked to check on the pool heat at a house before an arrival, mailing forgotten items, and help one of my past buyers figure out how to turn the water on when spring came around. I had one customer where I organized bike rentals, dog grooming and picked up prescriptions for them.

JUDI DESIDERIO
DAWN'S COUNTRY REAL ESTATE

My repeat clients wanted to have their wedding at the Maidstone Club in East Hampton and I was able to make that happen for them! And the wedding was fabulous.

Continued on page 8

BEFORE YOU LIST YOUR HOME, DO YOUR HOMEWORK. SIMPLY SEARCH "ENZO MORABITO REVIEWS"

*There is a Reason Why We are the #1 Team in the Hamptons!**

East Hampton | $9,995,000 | 12-BR, 15.5-BA | An 8-acre estate, ideal for equestrians, car collectors, etc. The sprawling grounds include an approx. 18,000sf main residence, a caretaker's gatehouse, attached and detached garages, stable, a heated gunite pool with spa, tennis court, and much more. **elliman.com/H112470**

Quogue | $5,950,000 | 7-BR, 6.5-BA | Waterfront living doesn't get any better than this on 1.4 acres with over 160 feet of bay frontage, complete with a deep-water dock, bayside gunite pool, tennis court, screened-in mahogany porch, 2-car garage, generator, and a deeded walkway to the ocean beach. **elliman.com/H346818**

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emorabito@elliman.com

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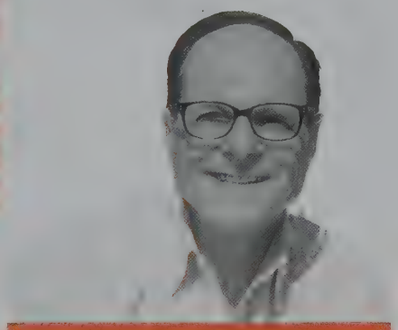
REAL ESTATE ROUND TABLE

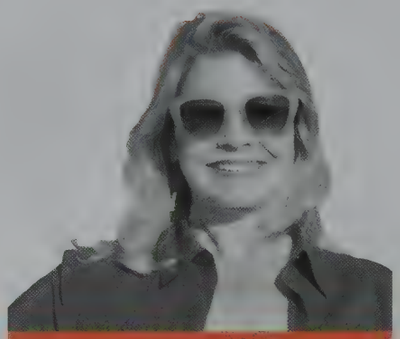
THE THINGS WE DO...

Brokers Go Above and Beyond



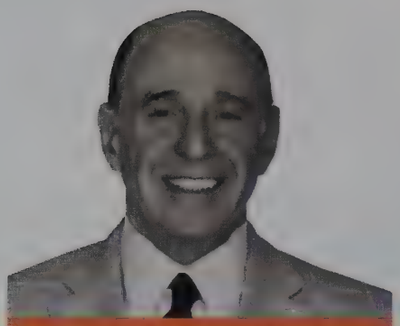
JOHN CHRISTOPHER
SOTHEBY'S INTERNATIONAL

What happens in real estate is that many customers/clients become close friends. As such, you wouldn't have a problem, if your friend calls to ask if you could take the dogs for a walk, drop them off or pick them up from the bicycle shop, open their house for an appraiser to do a refinance or recommend a good chef. Is it outside the realm of real estate, yes, but outside the realm of friendship? No.



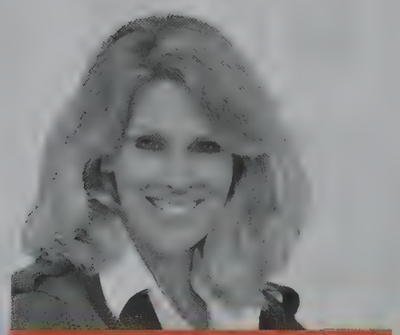
AIMEE MARTIN
SAUNDERS & ASSOCIATES

I once put a high-end renter in a house for the season (sight unseen) and he was very unhappy with its kitchen equipment, supplies and pool toys. I am one of those 24/7 brokers who rarely has downtime. On this particular day, I was at the beach to enjoy a late afternoon swim and watch the sunset. The serenity was quickly broken when his outraged calls and texts began. A little while later, I found myself shopping at Target with his list, filling two carts and adding a hefty sum to my AmEx card! In real estate, we bend over backwards to keep good buyers and sellers happy.



ALAN SCHNURMAN
SAUNDERS & ASSOCIATES

The best advice that I have and continue to provide my clients is simple. If you are a buyer, buy when the market is over-supplied, and if you are a seller, list your house when the market seems like it will go up forever. It sounds basic, doesn't it? However, it goes against human nature. When the market is going down, everyone wants to buy at the bottom. When it's going up, you want to sell at the top. You will never achieve either. I tell my clients it is that middle range, not the bottom and not the top, that will send their children to college.



ANGELA BOYER-STUMP
SOTHEBY'S INTERNATIONAL

Many years ago, I had a single girlfriend purchasing a home on her own. She was a bit nervous about the purchase and was trying to get to a level of comfort. She asked if we might be able to stay overnight in the house to get a better feel for living there. The sellers were kind and accommodated us. We woke up the next morning prepared to move forward. Kind of a real estate slumber party!

KIM WEST
THE CORCORAN GROUP

My favorite and by far most endearing, but well beyond what the average agent does in this industry, was to rehome a customer's pet chicken, in order to get the listing. I couldn't resist the tears in his eyes as he told me how special she was, and I was definitely on it. I got the listing, sold his home, and she's now the luckiest chicken ever!

PAT PETRILLO
SOTHEBY'S INTERNATIONAL

One of my customers was a single guy, attractive, good sense of humor and smart with a great job. He had been my customer for several years and became one of my friends. I introduced him to one of the young brokers in my office, who was also attractive with a good sense of humor and smart. They dated, got married on Shelter Island, had two great children and 18 years later are still married. I think that was one of my better deals!

DOUGLAS ELLIMAN LEADS THE MARKET

74 Cranberry Hole Road, Amagansett offered by Adam Hofer, Lic. R.E. Salesperson at $9,995,000. Web ID: H347022

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BEHIND THE HEDGES INDEX

FALL 2019

Highest priced property on the Hamptons market, September 2019 $150,000,000

Lowest priced freestanding property on the market, September 2019 $359,000

Lowest priced oceanfront property on the market $2,200,000

Highest priced non-oceanfront property on the market $39,995,000

Property with most available living space on the market 22,000 square feet

Price of largest house, Gin Lane, Southampton $94,000,000

Property with the smallest living space on the market 400 square feet

Price of smallest house, Maple Lane, Sag Harbor $625,000

The largest number of bedrooms in a single property on the market 22

The largest number of bathrooms in a single property on the market 21

Open Houses

Saturday October 12th & Sunday October 13th

Open House | Sun. 10/13, 11am-1pm | 7 Remsen Ln

Remsenburg — Web# 342804

$1,900,000 - Nestled in a prestigious lane in bucolic Remsenburg is a meticulously constructed modern 5BR, 3.5BA home with exquisite finishes throughout. Bright and open floorplan complete with gym, game room, heated gunite saltwater pool, room for tennis and bay beach at end of lane.

Open House | Sat. 10/12, 11am-1pm | 10 Inletview Pl

Center Moriches — Web# 111768

$1,050,000 - Beautifully renovated! This turnkey 5BR, 3.5BA bayfront home, on a private acre with 2 boat slips, offers a Montauk lifestyle on Moriches Bay with direct access to Moriches Bay and Atlantic Ocean for the fisherman in you! Complete with 450' of bulkhead and room for pool. Just 75 miles from NYC and on the fringe of the Hamptons.

Open House | Sat. 10/12, 12pm-2pm | 29 Inletview Path

East Moriches — Web# 346310

$899,000 - Poised on nearly 1.5 acres in the exclusive waterfront community of Baywoods is a classic tudor consisting of 5BR, 3.5BA with a double story foyer welcoming you. Master craftsmanship details throughout with inlaid walls, crown moldings, herringbone wood floors, 2 fireplaces, and a wonderful indoor pool room with a heated pool for year round fun!

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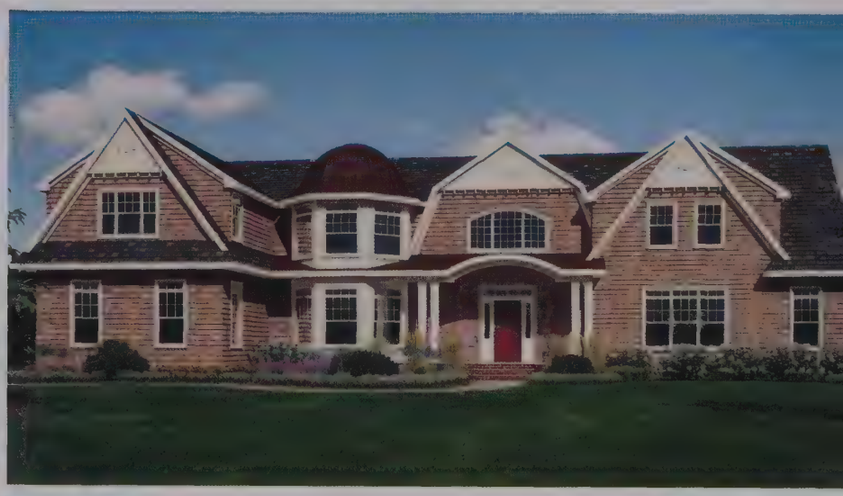

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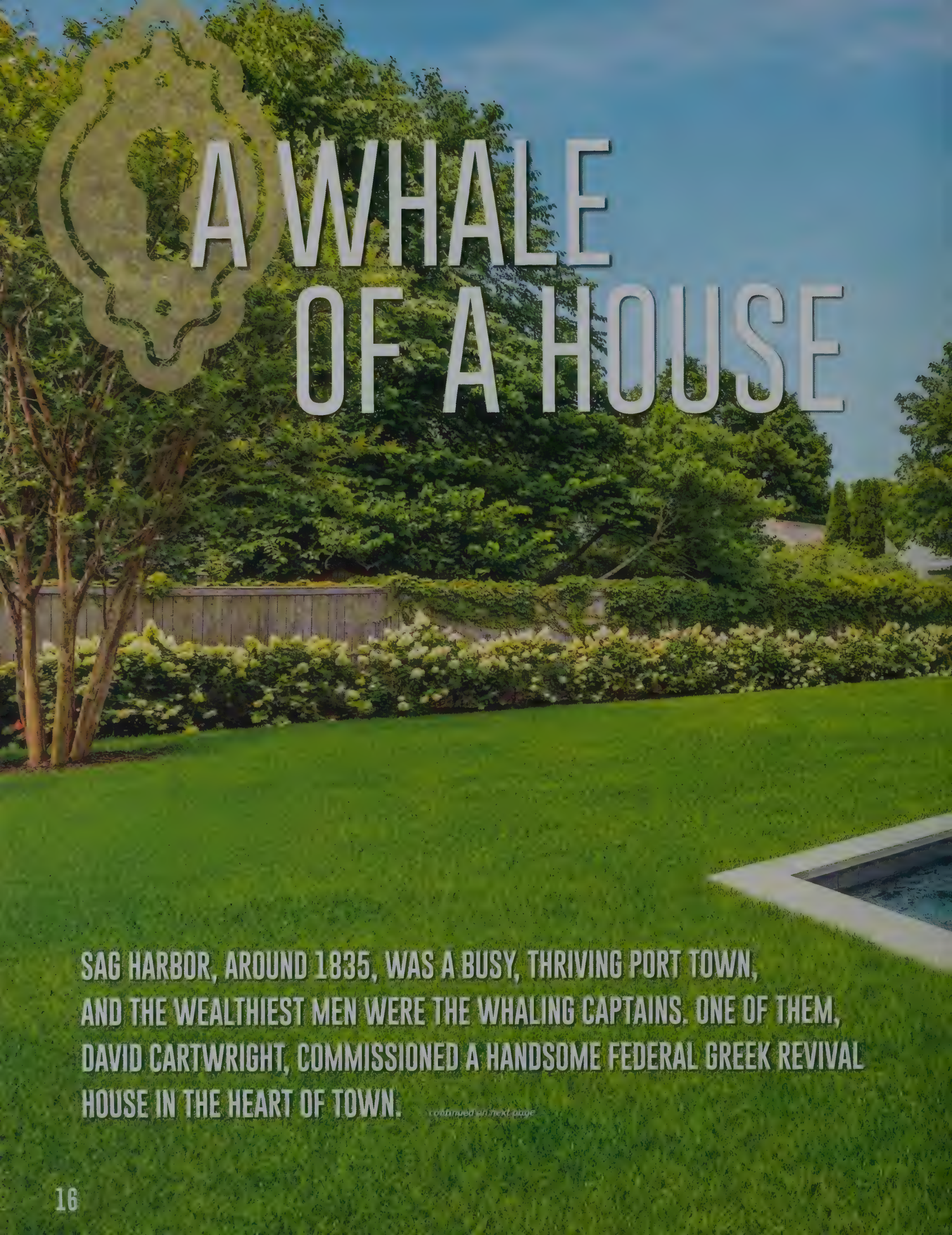


A WHALE OF A HOUSE

SAG HARBOR, AROUND 1835, WAS A BUSY, THRIVING PORT TOWN, AND THE WEALTHIEST MEN WERE THE WHALING CAPTAINS. ONE OF THEM, DAVID CARTWRIGHT, COMMISSIONED A HANDSOME FEDERAL GREEK REVIVAL HOUSE IN THE HEART OF TOWN. continued on next page

COURTESY COMPASS/ELENA YAREMENKO

A generous-sized plot for Sag Harbor allowed for a nice addition.

Captain David Cartwright was born in 1804 on Block Island. After whaling days were over, Cartwright captained ships that would go from New York City to Sag Harbor, carrying mail, coal, oil, wheat and also some passengers. His sloop was called *Planter*. He died in 1858 and he is buried in Oakland Cemetery.

After Cartwright's death, the house was owned by a cooper (maker of barrels) named Eldridge. The Bisgood family were the next occupants, purchasing around the turn of the 20th century, so that the place was known as the Bisgood house.

In 2008, a descendant of the Bisgood family sold the property to Steven Barr and his partner, Frank Ahimaz, for $1.13 million. They were already Sag Harbor residents.

"In 2002 and 2003, we restored a smaller, more modest old house on Madison Street, which we love," Barr says. "We designed that house with a local architect, Scott Baker, who really knows and loves Sag Harbor. In 2003 it was awarded the Sag Harbor Historical Society's award for historic renovation and restoration."

REMENKO

The renovation for the Cartwright house didn't go as smoothly. Throughout the process, several challenges arose as they dealt with the village Zoning Board of Appeals and concerns that were raised by some neighbors regarding the scope of the plans. But ultimately "there was always a great deal of local support for our renovating this fine old house," Barr says.

"It was in very poor shape," he continues. "The previous owner treasured the house but was not in a position to bring it back. Unfortunately, we and several other property owners got caught up in the local backlash against building generally. Passions were running very high at that time.

"Sag Harbor is a wonderful historic special place—a miraculous survivor—and there are very legitimate concerns here about both what is lost and what is gained with every new restoration/renovation or building project. There have been many tremendous successes here in the past 20 years, but also some blunders and some irretrievable losses. So, I continued on page 20

"It's a labor of love, and often does not make economic sense, but we are very proud of retaining much of the house's original details."

COURTESY COMPASS/ILENA YAREMENKO

Every inch of the house shows careful attention to historic detail.

understand the overall general concerns. But things got out of hand with the village building moratorium. At times we felt that our project was not being judged on its merits, and that was frustrating.

In the end, sanity prevailed and we were green-lighted to proceed as planned. We are glad we did not throw in the towel along the way. Also, we are very gratified with the reaction from neighbors and virtually all quarters about the high quality of the finished project, aesthetically and otherwise. Onward and upward."

Did Barr ever have doubts about whether he would be able to get the house the way he wanted it? He says no, because he assembled a great team who cared about getting it right. Barr says, "Special acknowledgement has to go to Scott Baker and master carpenters [and Sag Harbor old house specialists] Juan 'Pepe' Nano and Paul Ortiz and their hard-working teams who practically lived on-site for months and months."

The house is simply beautiful now. Every inch shows loving care and concern for the past history not only of the house, but of Sag Harbor. One of our favorite features is an upstairs office with a built-in mahogany officer's bunk salvaged from a WWII troopship and walls papered with antique nautical maps.

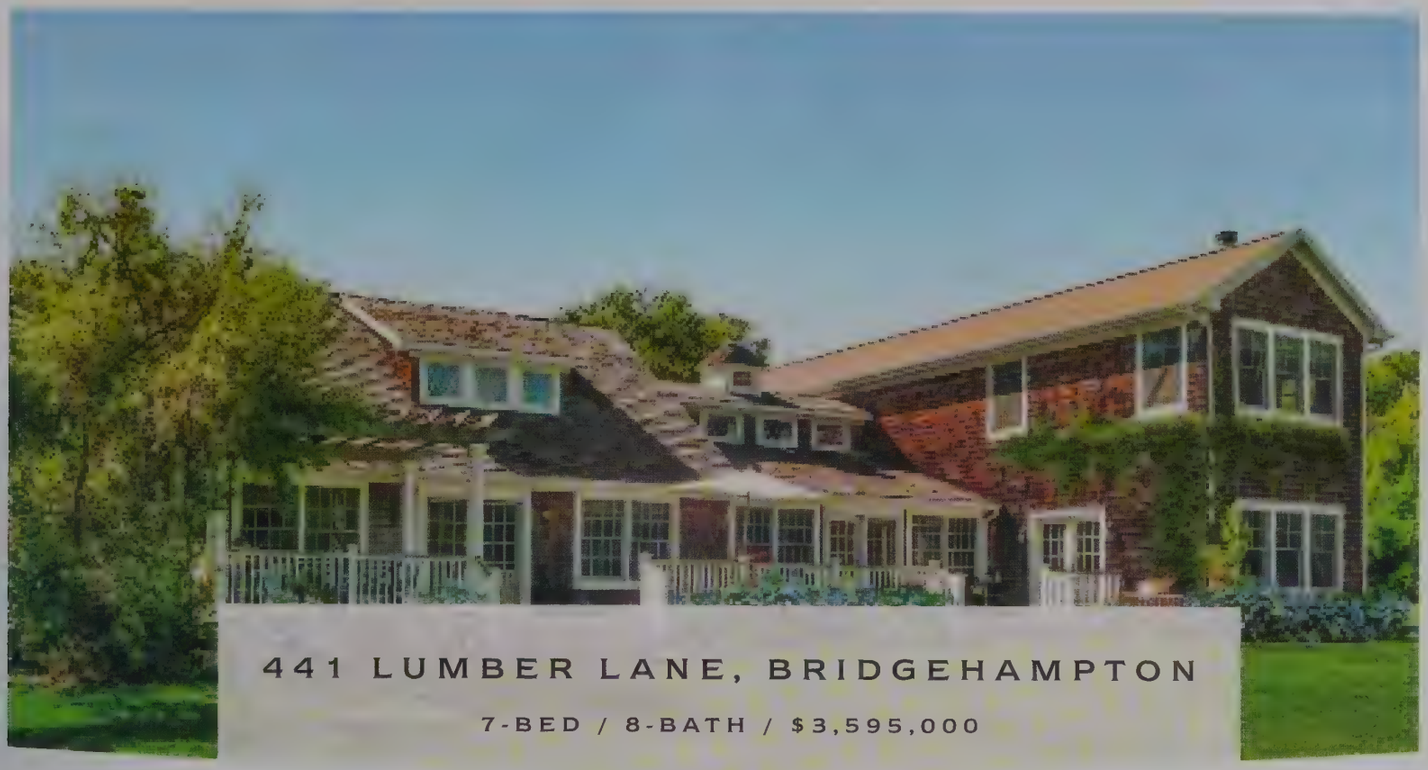
"It's a labor of love, and often does not make economic sense, but we are very proud of retaining much of the house's original details and incorporating select components hunted down over a period of several years," Barr says, "from a butler's pantry salvaged from an old house in Boston, to original Federal mantlepieces, antique corner cabinets, bookshelves, mahogany pocket doors, custom closets from antique dressing rooms.

"We also retained and carefully restored all of the original structure's sash windows and other Federal-era windows and transoms, including the original semi- and quarter-elliptical windows that make this transitionary Federal Greek Revival-style house so special. We restored the fluted columns supporting the front entryway portico after the original columns rotted away.

"I am especially happy with the antique carriage light mounted next to the side door to the house's mudroom and kitchen. When I first came to Sag Harbor this kind of thing, sometimes a lamp from an old automobile, was a common feature, but now these all seem to be long gone—as rare as hen's teeth."

They also installed a genuine seashell driveway at 43 Howard Street. The shells themselves were actually

continued on page 22



441 LUMBER LANE, BRIDGEHAMPTON

7-BED / 8-BATH / $3,595,000

Renovated, picturesque traditional home with two fireplaces and landscaped yard with pool.
Bike to village restaurants, train station, and beaches.

14 JEFFERYS LANE, EAST HAMPTON

8-BED / 7-BATH / $10,750,000

In town and minutes to ocean beaches from sought-after Hook Pond/Village location.
Traditional residence situated on approx. 1.4 acres with landscaped gardens and gunite pool.

For more information go to gavrianifalconeteam.evrealestate.com

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COURTESY COMPASS/ALEX REMENTER

From top: The seashell driveway; a cozy outdoor space

purchased on Cape Cod, then transported by truck via ferry here to the East End. "But it's worth it," Barr notes. "More people should look into this. Nothing beats a real seashell driveway!"

So after all that careful and loving work, why are the couple selling and staying put in their Madison Street home? "Life has a way of intervening, alas!" Barr comments. "We purchased 43 Howard Street in 2008. The planning, permitting process and restoration/construction took much longer than we estimated up front and at this point, it's probably a larger and grander house than we really need to be happy in Sag Harbor at his point in our lives. But we did design it for us; this shows in every way, from foundation, construction, systems, myriad historic components (original to the house whenever possible, some sourced locally and throughout New England), fine carpentry, and high finishes.

"I am really hoping 43 Howard Street comes into the hands of a family who loves Sag Harbor, appreciates its history and can really enjoy the house to its full extent. I love the idea of small kids or grandkids splashing around in the pool, running up and down the staircases and sliding down the mahogany banisters—carefully!"

—Laura Euler

JOIN US IN THE HAMPTONS FOR A DOUGLAS ELLIMAN

OPEN HOUSE WEEKEND

Saturday, October 12th • Sunday, October 13th • Monday, October 14th

For all participating listings and times, visit

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MONTAUK

52 North Farragut
Saturday and Sunday 11am-1pm
$2,997,000 | H111140
Kristin Kinney M: 631.335.1625

55 Seaside Ave
Saturday 12-1:30pm
$2,888,888 | H113210
Clare Kirwan M: 862.221.1310

16 Gloucester Ave
Saturday 12-2pm
$827,000 | H347606
Donna Matlock M: 901.634.6754

AMAGANSETT

31 Meeting House Lane
Saturday 12-2pm
$4,450,000 | H346573
Martha Gundersen
M: 631.405.8436

335 Main Street
Saturday 10am-12pm
$3,150,000 | H347627
Martha Gundersen
M: 631.405.8436

36 Devon Road
Saturday 12-2pm
$1,795,000 | H345702
Diana Neway M: 516.523.6258

1848 Montauk Hwy
Saturday 12-2pm
$899,000 | H343795
Diana Neway M: 516.523.6258

EAST HAMPTON

38 Two Mile Hollow Road
Sunday 12-1:30pm
$26,950,000 | H25276
Bonny Aarons M: 516.383.0333

12 Pudding Hill Lane
Sunday 12-2pm
$10,950,000 | H346781
Martha Gundersen M: 631.405.8436

6 Woods Lane
Saturday 11am-2pm
$9,500,000 | H344847
Douglas Brown M: 347.860.1724

51 Wireless Road
Saturday 11am-2pm & 2-4pm
Sunday 10am-12pm
Monday 12:30-2:30pm
$4,850,000 | H345710
Thomas Cavallo M: 631.871.1401

47 Old Orchard Lane
Saturday 11am-1pm
Sunday 12:30-2:30pm
Monday 10am-12pm
$4,795,000 | H107686
Thomas Cavallo M: 631.871.1401

94 Bull Path
Saturday 12-3pm
$4,298,000 | H347642
Taleb Adla M: 631.764.3106

7 Crooked Highway
Saturday 11am-1pm
$3,795,000 | H346756
Robert Tramondo M: 917.952.6173

6 Noelles Lane
Saturday and Monday 11:30am-1pm
$3,795,000 | H345257
William Wolff M: 917.549.0617

32 Bay Inlet Road
Saturday 1-2:30pm
$3,150,000 | H107999
William Wolff M: 917.549.0617

33 Wireless Road
Saturday 12-2pm
$2,650,000 | H347558
Martha Gundersen M: 631.405.8436

11 Second Ave
Saturday 10-11:30am
Monday 10-11:30am
$2,595,000 | H345260
William Wolff M: 917.549.0617

29 Grape Arbor
Saturday 11am-1pm
$2,095,000 | H347638
Diana Neway M: 516.523.6258

2 Timberline Lane
Sunday 10-11:30am
$1,795,000 | H346682
Tania Deighton M: 917.331.1743

6 Whale Rock Lane
Saturday 11:30am-1pm
$1,295,000 | H716321
Lynda Ireland M: 516.909.3311

26 Cosdrew Lane
Saturday 10-11:30am
$1,049,000 | H347630
Tania Deighton M: 917.331.1743

2 Close Court
Saturday 11am-12:30pm
$999,000 | H109661
Bobby Rosenbaum M: 917.586.0052

1 Wood Lot Lane
Saturday 11:30am-1pm
$995,000 | H347031
Monica Reiner M: 631.903.3920

SAGAPONACK

28 Wilkes Lane
Saturday 12-2pm
$7,950,000 | H347453
Martha Gundersen M: 631.405.8436

86 Northwest Path
Saturday 2-4pm
$2,590,000 | H344291
Robert Tramondo M: 917.952.6173

SAG HARBOR

142 Six Pole Hwy
Saturday and Sunday 11am-1pm
$3,995,000 | H103655
Nicole Tunick M: 646.338.6036

4 Brandywine Drive
Saturday 1-3pm
$2,995,000 | H345021
Thomas Cavallo M: 631.871.1401

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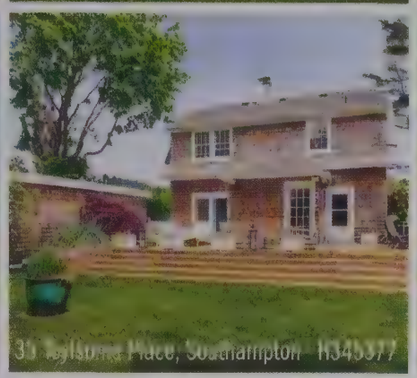

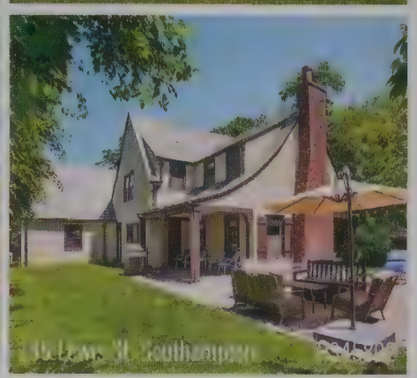

21 Goodwood Road, North Haven
Saturday and Sunday 11am-1pm
Monday 11am-12pm
$2,595,000 | H344833
Mary Anne Fusco M: 917.836.0391

4 Bernard Place
Monday 1:30-3pm
$1,649,000 | H346105
William Wolff M: 917.549.0617

83 Northside Drive
Saturday and Sunday 12:30-2:30pm
$1,525,000 | H347421
Nicole Tunick M: 646.338.6036

11 Thistle Patch
Sunday 11am-12:30pm
$1,490,000 | H110938
Rima Mardoyan Smyth
M: 631.513.5219

BRIDGEHAMPTON

2126 Scuttle Hole Road
Saturday 11am-1pm
$3,500,000 | H11100
Aleksandrina Penkova
M: 631.871.9353

15 Bullhead Lane
Saturday 1-2:30pm
$3,495,000 | H289461
Priscilla Garston M: 631.834.7174

63 Ocean Road
Sunday 10am-12pm
$2,735,000 | H343652
Diana Cochran M: 631.745 9629

51 Birchwood Lane
Saturday 11am-1pm
$2,395,000 | H46826
Marc (Aaron) Curti M: 516.903.8406

SOUTHAMPTON

209 Little Plains Road
Saturday 3:30-5pm
$12,250,000 | H107515
Susan Hovdesven M: 631.921.8767

43 Westway
Saturday 1-3pm
$5,995,000 | H345330
Susan Hovdesven M: 631.921.8767

133/135 Toylsome Lane
Saturday 10am-1pm
Monday 10:30am-12pm
$5,995,000 | H347146
Michaela Keszler M: 631.525.3810

76 Herrick Road
Sunday 10:30am-12pm
$5,400,000 | H107346
Michaela Keszler M: 631.525.3810

145, 147 Elm Street
Sunday 11am-1pm
$4,875,000 | H108863
Brenda Giufurta M: 917.693.7078

35 Toylsome Place
Saturday 11:30am-1:30pm
Sunday 11am-2pm
$3,995,000 | H345377
Paula Hathaway M: 516.319.4223

120 Pelletreau Street
Saturday and Sunday 12-2pm
Monday 12:30-2:30pm
$3,850,000 | H107659
Thomas Cavallo M: 631.871.1401

85 Pelham Street
Monday 10am-12pm
$3,750,000 | H112805
Thomas Cavallo M: 631.871.1401

127 Toylsome Lane
Monday 10:30am-12pm
$3,200,000 | H112998
Michaela Keszler M: 631.525.3810

59 North Captains Neck Lane
Sunday 10:30am-12pm
$2,495,000 | H347143
Michaela Keszler M: 631.525.3810

170 Tuckahoe Lane
Saturday 1-2pm
$2,350,000 | H346716
Richard Doyle M: 516.729.4873

24 North Main Street
Saturday 10:30am-12pm
$1,995,000 | H344651
Michaela Keszler M: 631.525.3810

135 Lewis Street
Saturday 1-3pm
$1,995,000 | H345802
Brenda Giufurta M: 917.693.7078

22 Cove Road
Monday 11:30am-1pm
$1,895,000 | H840333
Lynda Ireland M: 516.909.3311

21 Whalebone Landing Road
Sunday 12-1:30pm
$1,895,000 | H347376
Marc (Aaron) Curti M: 516.903.8406

659 Hill Street
Saturday 11am-12:30pm
$1,699,000 | H109137
Michaela Keszler M: 631.525.3810

241 Edge of Woods Road
Saturday 12:30-2pm
Monday 1-2:30pm
$1,695,000 | H37948
Michaela Keszler M: 631.525.3810

10 Woodland Court
Sunday 11am-1pm
$1,250,000 | H112765
Aleksandrina Penkova
M: 631.871.9353

10 Scrimshaw Drive
Sunday 2-4pm
$995,000 | H347427
Camilla Lundengard M: 917.621.7970

7 Peconic Hills Drive
Saturday and Sunday 11am-1pm
$899,000 | H102606
Aleksandrina Penkova
M: 631.871.9353

570 Hampton Unit 6
Saturday 10-11am
$775,000 | H347397
Richard Doyle M: 516.729.4873

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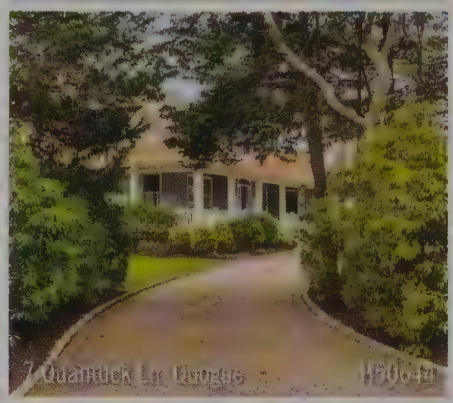

WATER MILL

4 Water Mill Heights
Sunday and Monday 11am-1pm
$2,795,000 | H108671
Aleksandrina Penkova
M: 631.871.9353

262 Mill Pond
Saturday 10:30am-12pm
$2,495,000 | H101552
Michaela Keszler M: 631.525.3810

HAMPTON BAYS

7 Shinnecock Place
Saturday 10:30-12:30pm
$1,450,000 | H108344
Brenda Giufurta M: 917.693.7078

24 Lighthouse
Saturday and Sunday 12-1:30pm
$1,199,000 | H345879
Constance Porto M: 917.731.4317

108 East Tiana Road
Saturday 12-2pm
$950,000 | H107900
Robert Landsiedel
M: 631.880.1074

50 W. Tiana Road
Saturday 11am-12pm
$875,000 | H346285
Adriana Jurcev M: 917.678.6543

45 Quail Run
Saturday 10:30am-12:30pm
$875,000 | H108343
Robert Landsiedel
M: 631.880.1074

7 Bay Woods Drive
Saturday and Sunday
11am-12:30pm
$779,000 | H347665
Lisa Cea M: 631.484.9306

9 Bayview Terrace
Saturday and Sunday 2-3:30pm
$775,000 | H111403
Constance Porto
M: 917.731.4317

51 Homewood Drive
Saturday 1-3pm
$649,000 | H346817
Robert Landsiedel M: 631.880.1074

5 Hyler Drive
Saturday and Sunday 1:30-3pm
$589,000 | H347493
Lisa Cea M: 631.484.9306

27 Shinnecock Road
Saturday and Sunday 12-1:30pm
$549,000 | H343697
Constance Porto M: 917.731.4317

QUOGUE

6 Bay Road
Saturday 11am-12:30pm
$5,749,000 | H112903
Lauren Spiegel M: 631.433.7831

31 Ogden Lane
Sunday 1:30-3pm
$4,795,000 | H104873
Codi Garcete M: 516.381.1031

17 Quantuck Lane
Saturday 1-3pm
$3,399,000 | H18128
Adriana Jurcev M: 917.678.6543

115 Montauk Hwy
Saturday 11am-12pm
Sunday 12:30-1:30pm
$1,375,000 | H104669
Joyce Flynn M: 516.633.9546
Adriana Jurcev M: 917.678.6543

19 Deerfield East
$1,295,000 | H346713
Sunday 11:30am-1pm
Codi Garcete M: 516.381.1031

11 Lacebark Lane
Sunday 11am-1pm
$1,195,000 | H347525
Palmer Gaget M: 917.929.3449

45 Old Depot Road
Monday 10-11:30am
$1,500,000 | H107962
Lauren Spiegel M: 631.433.7831

WESTHAMPTON BEACH

88 Dune Road
Saturday and Sunday 12-2pm
$2,250,000 | H346324
Jon Holderer M: 917.848.7624

66 Library Avenue
Saturday 10am-12pm
Monday 10am-12pm
$855,000 | H113481
Palmer Gaget M: 917.929.3449

FLANDERS

67 Reeves Bay Trail
Saturday and Sunday 2-3:30pm
$449,000 | H344436
Constance Porto M: 917.731.4317

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24 Egret Way
Saturday 12-2pm
$759,999 | 3158705
Danielle Baker M: 631.926.8919

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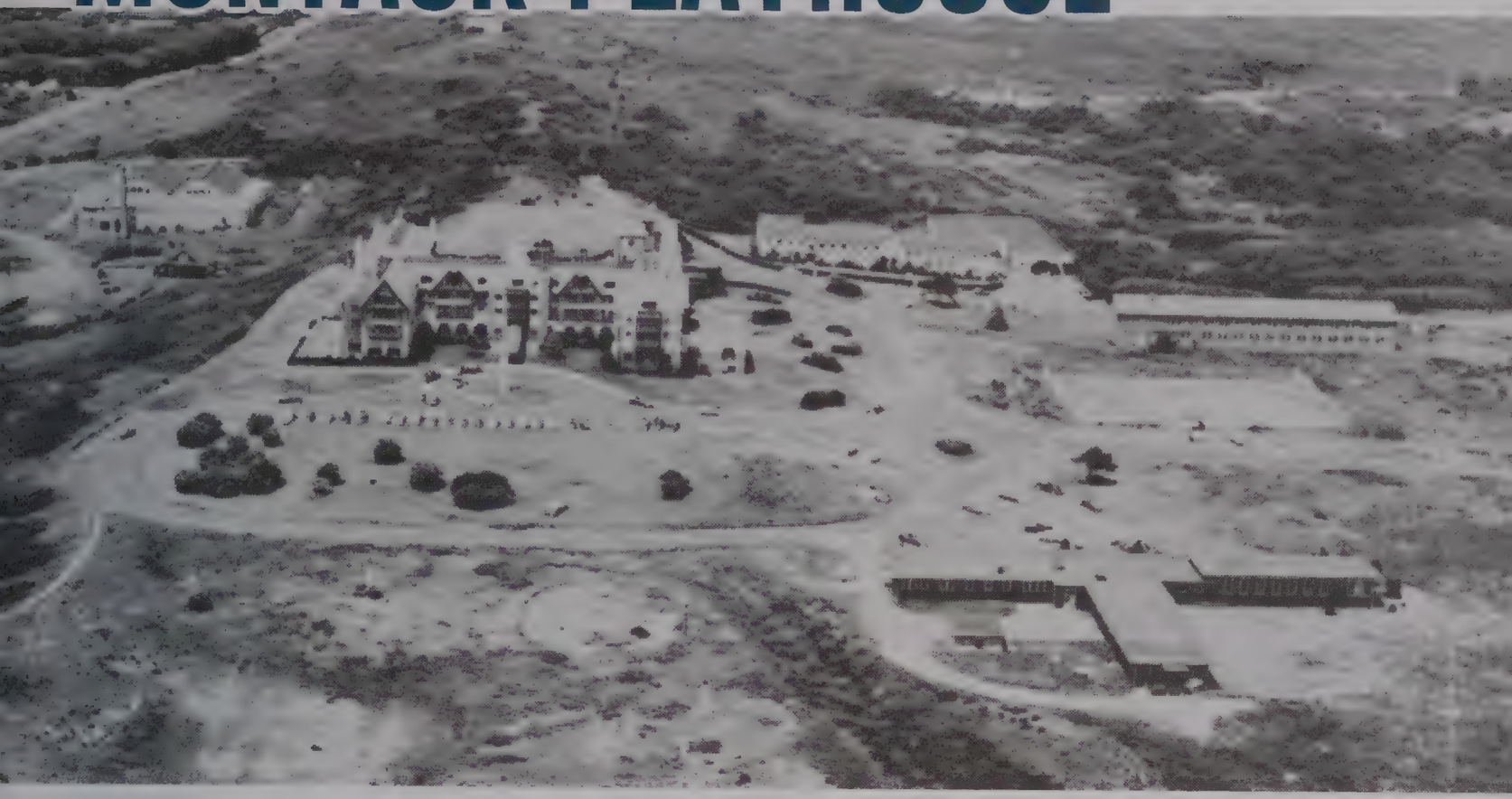
Now Playing at the MONTAUK PLAYHOUSE



Montauk Manor and Playhouse, on the left, during WWII, with military barracks, and Carl Fisher's horse barn on the right

Over its long history, the Montauk Playhouse has served many functions, but it has always been central to Montauk residents and visitors. Its planned transformation into a cultural and aquatic center may well be the most ambitious iteration yet.

"This majestic building has served our community in many ways in its 90-year history," says Julia McCormack, the Director of Development at the Montauk Playhouse Community Center Foundation. "Now it's time for it to become the true community center we've all been dreaming of, complete with Aquatic and Cultural Arts centers for the use and enjoyment of all." [In a statement, the Town of East Hampton declared that "the future Aquatic and Cultural Arts Centers will be Montauk's heart and the hub of recreational, cultural, educational and social happenings year round."]

The rather lovely Tudor-style building, in the geographic center of Montauk, was constructed in 1929 by Carl Fisher, the impresario who built much of Montauk. It was called the Montauk Tennis Auditorium, a place for the sportsmen and women who Fisher envisaged enjoying Montauk during the summer. (During the winter, they would, of course, decamp to Miami Beach, which Fisher also built.) The Auditorium had a glass ceiling to enjoy natural light, but being indoors meant that tennis could be played in any weather. It was next to the Montauk Manor, the hotel that Fisher built. He also built a surf club with a huge pool and cabanas on the ocean, a yacht club, polo field, racetrack, a church, a six-story office building—then the tallest building on Long Island—and numerous homes. In addition to all those other activities, fox hunting and sport fishing were offered.

The Tennis Auditorium was one of the last things Fisher built. It opened August 30, 1929, just a few days before the end of the (continued on next page)

"In 1959, the building was turned into a summer stock theater to be called the Montauk Playhouse. A stage was set up and chairs added, and in the summer the first shows were put on. It was not a success. That was the only year the Playhouse was actually a playhouse."

COURTESY MONTAUK PLAYHOUSE

The Montauk Tennis Auditorium cicra 1930; the Playhouse today

summer season. A few boxing matches were held for the enjoyment of the Montauk visitors.

Then disaster struck. The stock market crashed in October 1929, and before long the country plunged into a depression. Many people thought it wouldn't last long, so of course the Manor and the rest of Montauk opened for the summer in 1930. And 1931. But visitor numbers plummeted, and Fisher's company fell into receivership. He lost everything, including Montauk.

The Tennis Auditorium soldiered on for a while, but eventually, it became a car park for the Manor. Valets would take your car, drive it to the auditorium, wash it and return it to you.

Then came World War II. The Manor as well as much of the surrounding area, became a naval base. Naval officers were stationed in the Manor while crew were housed in barracks. The tennis building, which was in disrepair already, was used for naval training and recreational space.

The tennis building wasn't used for anything much after the war, although in 1958 it was considered as a possible firehouse. Instead, the current firehouse was built next door. A year later, the building was sold to a developer who hired local contractor Ed Pospisil to turn the structure into a summer stock theater to be called the Montauk Playhouse.

A stage was set up and chairs added, and in the summer of 1959 the first shows were put on. It was not a success. That was the only year the Playhouse was actually a playhouse. In 1960, the building became a movie theater, which is what it stayed until the early 1970s.

In the inflationary and lean '70s, Montauk had (continued on page 30)

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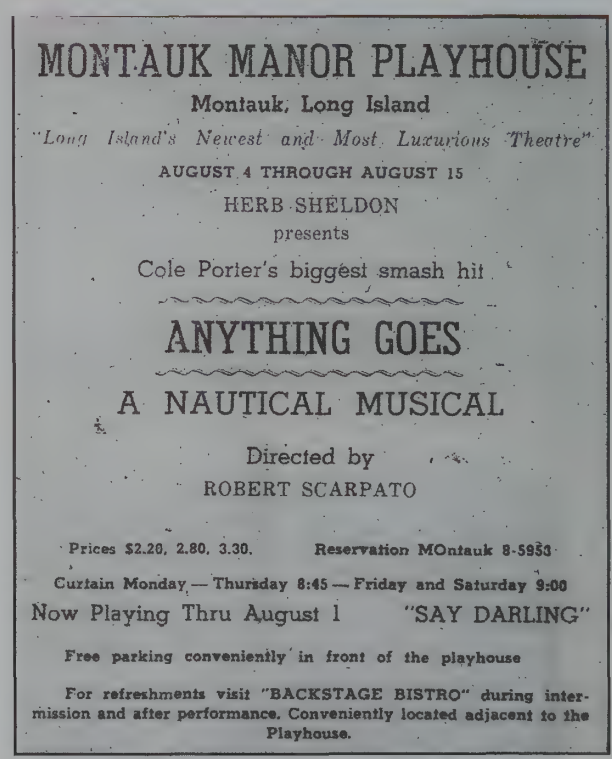
Image from a 1930s Montauk Beach Company brochure; a 1960 movie poster and a handbill for the theater



COURTESY MONTAUK PLAYHOUSE

some problems. Locals still remember the Manor when it was empty, with broken windows, and the spooky air that surrounded it. The Playhouse, too, was abandoned.

By the '80s, many people wanted to tear down the building, but it is so large and so well built that the cost to demolish it would be prohibitive. No one wanted to pay for it. So the Playhouse stayed empty.

In 1999, the then owners sold the building to East Hampton Town for a dollar. The Montauk Playhouse Community Center Foundation was established that same year to restore the building and turn it into a community center.

Parts of the building have been renovated—it currently houses a child care center, senior nutrition and recreation center, a town clerk annex, a gym, a physical therapy center and an outdoor playground. Plans have been moving forward quickly, though, for the planned rec pool, therapy pool, and cultural space. Lifelong Montauk resident Perry B. Duryea III, the Chairman of the Playhouse Foundation Board of Directors, says, "The mission of our Foundation—to complete the Playhouse with an Aquatic and Cultural Arts Center— reflects and responds to us as a community and what we cherish most about our own local culture.

"As we acknowledge the realities of shifting demographics and challenging economics, especially for our next generation of Montauk leaders, the need is greater than ever for the resources that an Aquatic and Cultural Arts Center will provide. Creating a unique gathering space with recreational, educational and cultural opportunities is critical to helping us retain and enrich the character of our Montauk community and to ensure our future."

—*Laura Euler*

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MASTER CRAFTSMAN

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EVE BEHAR, POTTER, CERAMICS

It's not unusual for people of taste and refinement to live surrounded by beautiful art and fine furnishings, but few would deny that our most treasured objects are the ones we use day after day. The vessel brimming over with morning coffee, the plate where we lay our toast,

OLIVER PETERSON

"Something special happened the first time Behar pushed her fingers into a bucket of cool, damp clay."

the bowl abounding with fruit—all are incredibly personal and indicative of home.

It's with this understanding that potter Eve Behar makes her colorful ceramics, spinning mugs, teapots, plates, bowls and much more in her Sag Harbor studio. Behar always had an attraction to and penchant for art in its many forms, from painting to theater, to music and even creative writing, but something special happened the first time she pushed her fingers into a bucket of cool, damp clay.

"When I came to clay, it somehow clicked in a way that made me want to keep working at it and getting better at it," Behar recalls. "The fact that it's technical, the fact that it's utilitarian, for me, that's a huge part of it. I like functional pots," she continues, describing her love of the medium to which she's dedicated her artistic and professional life. "That doesn't mean they have to be boring, but I like the fact that they're for use in the home. I like the hominess of it. I want them to be in your kitchen, the thing you go to in the morning for your coffee," she adds. "Right now, we're almost at the point where everything we use is handmade in my kitchen."

A native New Yorker, Behar took her first ceramics class at a small Upper East Side studio during her time studying at Hunter College. "I kind of just got instantly hooked," she says, noting that this introduction was outside of school, and while the craft made an impression, and she took a few more classes at Hunter during her senior year, it would be some time before she answered ceramics' call in earnest.

After school, Behar began a career in television *Continued on page 36*

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COURTESY EVE BEHAR

OLIVER PETERSON

Behar's ceramics are colorful and artistic, but above all, useful.

production, but she continued working with clay as a hobby. Then, a few years in, she decided to leave the business, for the first time, and go to Italy to earn a post-baccalaureate certificate in ceramics. It went well and cemented her focus. "After that, when I came home, I said, 'That's it, I'm only doing clay.' I started working for a woman and doing my own thing, and waiting tables," Behar says, explaining that she was finally making money doing ceramics as a part-time slip casting assistant, making molds at a small shop for mass-produced retail pottery, but she eventually tired of waitressing to stay afloat. Right around that time, her old TV contacts came calling again.

"They pulled me back in," she laughs, pointing out that the freelance nature of the television business made it harder for her to decline their offers. "I went back for a while, but the thing is, I was never that good at it, because I hated it." Behar wanted to stop trying to fit in where she knew she didn't belong. From there, the emerging artisan committed to studying ceramics at Sheridan College in Canada, where she truly found her voice at the potter's wheel. "It was fantastic, it was exactly what I needed," she says, fondly recalling the experience and vital education, which culminated in her winning Best in Show at her 2004 graduate show. "Basically I was in the studio the whole time. When that was done, I came back, I did one more job in TV and then I was done."

Full of confidence in her abilities, Behar opened a studio in the Bronx and began selling at both wholesale and retail ceramics shows. She was starting to make a name, but she was craving a different life. With a new husband, Alphonso Scotti, and baby son, the Hamptons seemed like the perfect place to go. "I was done with the city," Behar says, pointing out that she'd grown up staying with her mother, comedian Joy Behar, in Sagaponack and East Hampton, and had a longtime love of the area.

Behar has since built an impressive body of work featuring an array of lively, individually handmade pieces, leading to gallery shows and accolades, including the cover of the 2015 Potter's Council calendar, a feature with *Ceramics Monthly* and more. Each bowl, mug, plate or table accessory demonstrates her excellent talent for creating unique forms and hand-painted glaze design motifs.

"It's a lot of science. It's a lot of muscle memory. It's very physical. And then there's the aesthetics. It's three-dimensional and two-dimensional, so you have to decide where you're going to pay more attention sometimes," Behar says. "For me, form is very important. I like to challenge notions. I like to also think of myself as being a 21st century potter, not someone who's trying to replicate something from 10,000 years ago, but still appreciating," she continues. "There are so many pots you can make, there are cups, there are vases—but how do you make it yours? How do you push it forward?"

Now flourishing in her Sag Harbor studio, surrounded by beautiful, functional works of art only she could make, it appears Behar has found her answer.

— Oliver Peterson

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On September 13, 2019, limited liability companies (LLCs) lost the ability to offer anonymity of their owners in residential real estate deals throughout the State of New York. Now, real property transfer tax returns, relating to residential property, sold or purchased by a limited liability company, must offer transparency by including ownership information about any LLC transacting in the deal. **Residential property refers to one-to-four-family dwelling units. The ownership information required to be included on the return is the identification, by names and business addresses, of all of the members, managers, and any other authorized persons of the company.** If there are no such members, managers and other authorized persons, the return should identify the shareholders, directors, officers, members, managers and partners of any other business entity that is a member, manager or authorized person of the limited liability company.

Before sellers and buyers start freaking out that their identity will now become readily available, **it's important to note that this practice has been successfully implemented in New York City since 2015 and the real estate market has remained vibrant ever since.** Beyond the market's continued success, LLCs have remained an important tool in real estate transactions in the city. The reason that LLCs have remained an important tool in the city for real estate transactions goes to their true purpose, which is not anonymity. The true purpose of an LLC, as the name says, is to limit liability of the owners.

An LLC limits the liability of its owners by capping liability at the LLC's asset level and does not expose the owner's other assets to such liability. To illustrate, imagine a rental house that is owned by an LLC, "Don't Sue Me, LLC," which, in turn, is owned by Wanda and Jake Smith. The rental house has a fair market value of $1 million and no mortgage. Wanda and Jake Smith have a combined net worth of $5 million ($4 million in assets outside of the house). The Smiths' tenant, Sally, has a wild party at the house and her friend Tom, sadly, is seriously injured when he falls off of the deck because the railing was not secure and it gave way when he leaned on it. The injury was so serious that Tom's back required a fusion surgery and he has been unable to return to work ever since, being rendered permanently disabled. In response to his injuries, Tom sues both Don't Sue Me, LLC and Wanda and Jake Smith seeking damages for their negligence (premises liability) in the amount of $5 million. In response, Wanda and Jake Smith move the court to dismiss Tom's case against them personally, because they are shielded from such case through their ownership of the property in an LLC. As required, this motion is granted by the court and the Smiths are personally out of the lawsuit.

continued on page 40

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LLC ANONYMITY IN REAL ESTATE TRANSACTIONS *IS NO LONGER AVAILABLE*

After the dismissal against the Smiths, Tom persists in the case and ultimately prevails while obtaining a $3 million judgment against Don't Sue Me, LLC, which carried a $1 million general liability policy. Because the insurance policy fell short of the judgment amount, Tom is able to take ownership of the rental house. But, thanks to the LLC's protection, Wanda and Jake Smith maintain a net worth of $4 million. The Smiths owe a lot to their LLC ownership because without it, Wanda and Jake Smith would have been down to $3 million ([$5 million net worth + $1 million insurance] - $3 million judgment). **This is why, irrespective of anonymity, an LLC is necessary when owning rental property.**

Would the situation have resulted differently if, even with owning the real estate in an LLC, Wanda Smith had personally, but negligently, constructed the deck and railing, which was the situs of the injury? Yes. An LLC does not protect an owner from personal acts of negligence. So an LLC should hire licensed and insured home improvement contractors and not play handyman if such LLC wants to enjoy the full protections of the ownership structuring.

Would the situation have resulted differently if, even with owning the real estate in an LLC, Wanda and Jake Smith never filled out their corporate book, never drafted an operating agreement, never assigned the membership interests of the LLC, never established a corporate checking account, commingled assets with their other entities and personal accounts, and failed to observe all other corporate formalities like annual meetings, voting and the like? Yes. An LLC alone does almost nothing. **To obtain protection from an LLC, an owner must observe many rules of the game rather than exercising complete dominion and control over the entity.** Filing for ownership online does almost nothing for a real estate owner. Instead, being guided on corporate formalities is the name of the game when seeking counsel on business entities.

Would the situation have resulted differently if rather than owning the real estate in an LLC, it was owned by a corporation? Nope. **An LLC and a corporation are both viable ownership options to limit liability.** However, an LLC doesn't have to file a Form 1120 for the business or report the profit and loss of the individuals on a K-1, so it's typically the preferred ownership structure where the owners aren't self-employed by the entity (LLCs, unlike S-Corporations, have to pay self-employment tax of 15.3%).

In all, the LLC remains quite useful for real estate ownership and should continue to enjoy its day in the sun with respect to rental property ownership. However, anonymity is no longer one of those advantages and only through the maintenance of requisite corporate formalities does ownership in an LLC make sense.

As you can see, it's a good thing to know a little something called the law.

Andrew M. Lieb, Esq., MPH, is the managing attorney of Lieb at Law P.C. and a contributing writer for Behind the Hedges.

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MY HAMPTONS

MICHAEL NENNER

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Ice Cream Aficionado
Sunrise and Sunset Celebrant

As Area General Manager of Gurney's Resorts, Michael Nenner has been instrumental in elevating the classic Montauk name into a world-class brand and destination—complete with its own ice cream flavor...

BTH: Describe your perfect day on the East End.

MN: My family enjoys walking throughout the quaint village of Sag Harbor, perusing the small shops and galleries. We love to top off our day with a treat from Grindstone Coffee & Donuts, a modern-rustic hot spot serving hot brioche donuts in creative flavors. As the Area General Manager of Gurney's Resorts, which are all waterfront properties, being by the water is an integral part of my life and brings great joy. When not by Lake Montauk at Gurney's Star Island or near the beautiful beach at Gurney's Montauk, Sag Harbor presents just as beautiful of a coastal atmosphere.

BTH: What are some other favorite spots and activities?

MN: The sunrises on the beach at Gurney's Montauk are truly special in the winter, as there is no one around and all you can hear are the waves crashing down. Another of my favorite sites with the family is watching the Golden Hour at Sunset Beach on Shelter Island. For a top-notch sunset, we often go to Navy Beach or The Montauket.

BTH: Tell us about the origins of "Weekend at Gurney's."

MN: At the Montauk properties, we're focused on partnering with like-minded New York brands to elevate the guest experience and create a memorable destination. We approached Van Leeuwen Ice Cream to offer our guests the best ice cream to enjoy in a vacation setting. Now, Gurney's Star Island is home to Van Leeuwen's first brick-and-mortar hotel store.

While developing the partnership, I presented the idea of making an exclusive Gurney's Resorts flavor that spoke to the waterfront atmosphere and summer months. We knew the flavor had to have a bonfire element, as s'mores are an integral part of our offerings at both Montauk properties. As we like to provide effortless elegance at our properties, we sought to make the flavor smooth and added peanut butter and chocolate. The finished product was an ice cream with a peanut butter base, chocolate swirl, marshmallow bits and a graham cracker crumble. With every bite, "Weekend at Gurney's" delights the senses.

BTH: If you could have any three people at your dinner party, who would you invite and why?

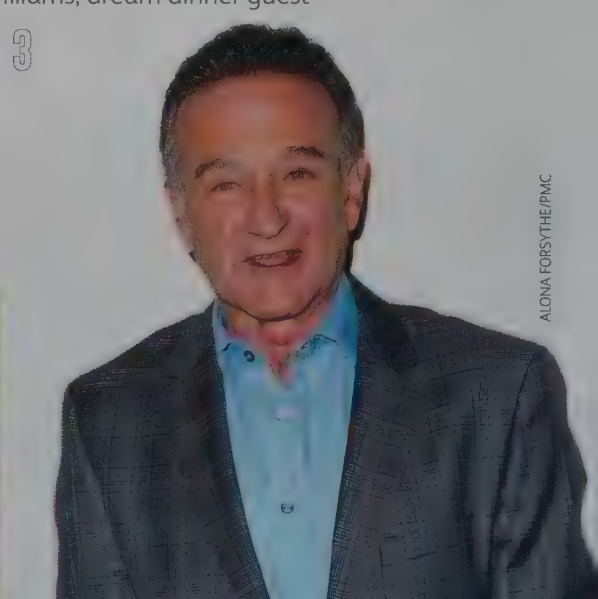
MN: There are so many—this is so difficult to narrow down! I'll go with Robin Williams, Leonardo DaVinci and Nelson Mandela. This unique mix of individuals in one setting would tap into different aspects of my brain and present the opportunity for fascinating conversation. We'd have humor, intellect, creativity, humanity, and the sheer volume of cumulative life experience would be mind-blowing.

BTH: You have a glass of your wine in your hand right now—what toast would you like to make?

MN: May the best of your todays be the worst of your tomorrows.

—Eric Feil

1. No Gurney's weekend is complete without a cone **2.** The perfect place to enjoy the sunrise **3.** Robin Williams, dream dinner guest



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Listing #128247 $999,000 (LP)

21 Twin Maples Lane, Windham, NY

An impressive 4,478sqft of living space awaits inside this gorgeous ski house. Beautiful timber frame accents feature throughout while vaulted pine tongue-and-groove ceilings soar overhead. A fireplace with floor-to-ceiling stonework is the star of the great room, while large windows frame the mountain range views through the trees. A spacious kitchen with granite and ss is open to the living and dining room, perfect for entertaining.Sliding doors lead to a private deck and there is a high-quality, fully finished, walk-out basement with a large family room, full bath, gym and laundry. There are 5 bedrooms & 4.5 baths. The sumptuous master suite offers a cozy stonework fireplace plus a vaulted pine ceiling and a master bath with a Jac tub. Extra features abound and include a heated ski room, an attached 215sqft garage, wood floors,central vac, Generac generator & a Buderus furnace. Within walking distance to ski trail access & one mile from the Windham Golf Course.

Active (08/13/19) DOM: 50
Baths: 5 (4 0 1 0) (FTHQ)
Lot Sz: 0.4100ac
Yr: 2005

Beds: 5
Sq Ft: 4478
Area: Windham

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Listing #128800 $1,200,000 (LP)

12 Lauren Lane, Windham, NY

Spectacular log cabin offering expansive, luxury living with a three-level 5,400 sqft layout and a central location less than five miles from Windham Resort. This log cabin is an absolute masterpiece. There are 12 acres of land to enjoy along with 6 bedrooms, 4.5 bathrooms and spacious living zones that are the perfect place to retreat to after a day skiing. The great room boasts a towering masonry wood-burning fireplace along with a soaring vaulted ceiling. Prepare delicious meals in the custom kitchen complete with stainless steel appliances, double ovens, granite counters, a breakfast bar and self-closing hickory cabinets. Ensuring there's plenty of space to spread out and relax is a family room and a custom wet bar along with two master suites, one on the first floor and the other on the second. Host friends on the front porch & screened porch or gather around the fire pit. Extra features include surround sound, a spacious loft, a 2nd fl laundry, a mudroom & 2 car garage.

Active (09/18/19) DOM: 14
Baths: 5 (4 0 1 0) (FTHQ)
Lot Sz: 12.0000ac
Yr: 2012

Beds: 6
Sq Ft: 5400
Area: Windham

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HIFF (CONTINUED FROM PAGE 32)

ALFRE WOODARD, *JUST MERCY*, *MARRIAGE STORY*

greater film industry. "We're the only festival in the world that has screened the eventual Best Picture winner nine years in a row," Nugent notes. "That's really created a lot of excitement in the industry. A lot of people come out here to catch up on films from throughout the year and to see new films. The industry is very excited about the success we've been lucky enough to have in awards season, as well."

This year's films include several highlights:

Just Mercy (Opening Night Film)
The Irishman (Friday Centerpiece)
Ford v Ferrari (Saturday Centerpiece)
The Two Popes (Sunday Centerpiece)
Waves (Closing Night film)
The Aeronauts, The Artist's Wife, Clemency, Frankie, A Hidden Life, Human Capital, Jojo Rabbit, Marriage Story, The Report, Scandalous, The Song of Names, Western Stars (Spotlight Films)
For Sama, Collective, The Capote Tapes, Pahokee, Oliver Sacks, His: Own Life, Varda By Agnés (Documentary Films)

In addition to the many film screenings, there are a number of talks and panels throughout the festival:

A Conversation with Alfre Woodard (Saturday, October 12, 6:15 p.m., Bay Street Theater): Emmy winner, Golden Globe winner and Oscar nominee Alfre Woodard will discuss her iconic career in film and television.

A Conversation with Brian De Palma (Saturday, October 12, 2:30 p.m., Guild Hall): Amagansett's Alec Baldwin will talk with storied filmmaker Brian De Palma, who is known for such films as *Carrie*, *Phantom of the Paradise*, *The Untouchables*, *Blow Out* and many more.

Saturday Winick Talk: Breakthrough Artists (Saturday, October 12, 10 a.m., Rowdy Hall): Each year, the festival honors breakthrough talent, and this year's honorees—Aldis Hodge, Camila Morrone and Lulu Wang—will participate in a discussion about their careers.

For tickets and more information, visit hamptonsfilmfest.org. Rush tickets are often available for sold-out screenings, so come early.

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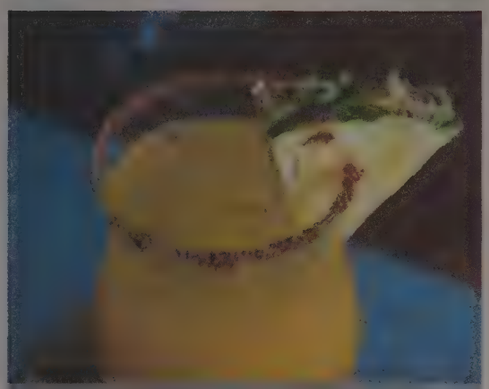

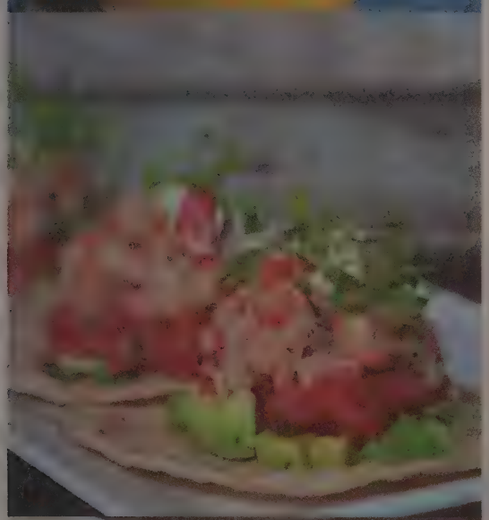

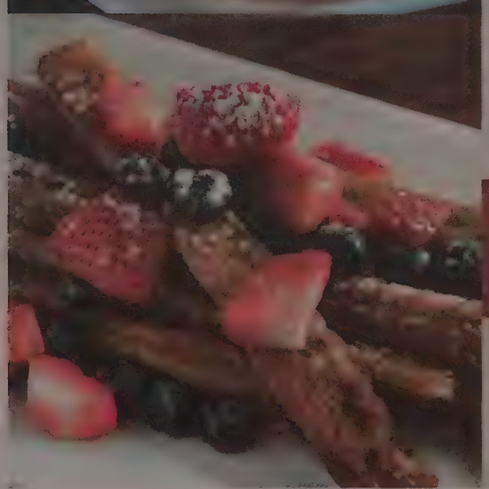

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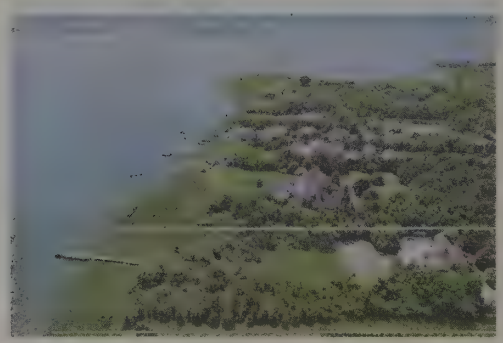

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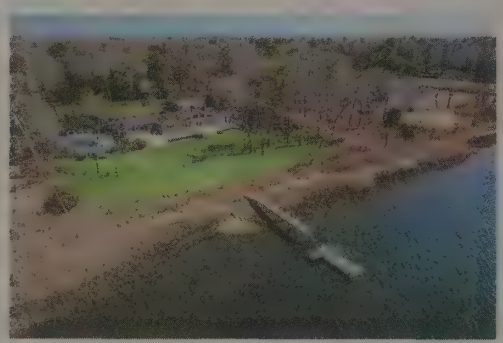

Quogue, NY | Hamptons Living at its Best
Spectacular waterfront on 1.7 acres of lush landscaping. SD #3. MLS# 3115813. $2,950,000.
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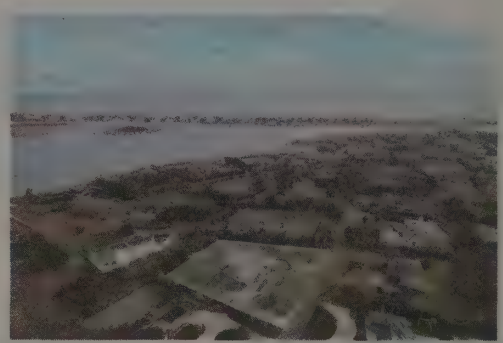

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Pristine Contemporary on a cul-de-sac in the estate section. SD #2. MLS# 3083073. $2,895,000.
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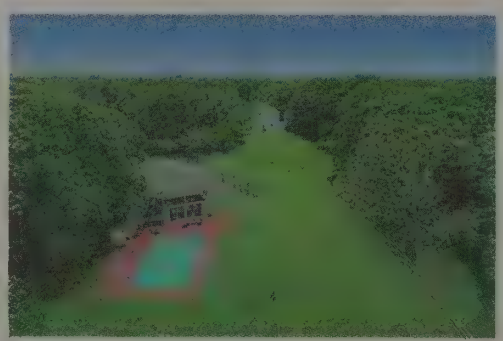

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Quogue, NY | Incredible Opportunity
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East Quogue, NY | Skies in Quogue East
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Westhampton, NY | Utmost Privacy
Move-in ready home with secluded backyard. SD #2. MLS# 3144199. $1,225,000.
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Westhampton Beach, NY | Renovated 1st-Floor Unit
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HONORING *the* ARTIST

This Week's Cover Artist: John Schisler

Maryland native John Schisler started studying art at the Conrad Miller Studio in Fells Point at age 17 and became a full-time artist in 2011. "When someone asks what I do for a living, it's still a little awkward to say 'I'm an artist' but I'm getting used to it,' Schisler told *Dan's Papers* in 2017.

What was the inspiration for this piece, "Popped Corn?

The inspiration for this and my other baseball-themed paintings comes from my son playing T-Ball and Little League the past couple of years. It also reminds me of playing little league and the different snacks, candies, and gum that we would get after the games. "Popped Corn" was originally going to the popcorn with the ball sitting next to it like some of my other paintings but as I was working on the composition I decided to have a little fun with this one.

Where do you typically get inspiration for your art?

I get inspiration from all the talented artists I follow on social media.

How did you get into art?

I've always been able to draw well. When I was in high school, my aunt was taking some painting lessons and suggested that I go to a class with her to see if I like it. It was the first time I had picked up a paint brush, so it was awkward at first, but I stuck with it and several years later, in 2011, I decided to pursue it full time.

Talk about your artistic process.

I mostly paint still lifes but this past year I challenged myself by entering a few plein air events. When I paint still life, I'll set up the entire composition in a shadow box, a 2'x2' box that I can move a light around for different angles. I start with an underpainting all in burnt umber. Once that is dry. I'll build up layers of color working from dark to light. I tend to be very tight when I paint, so the plein air painting helps me loosen up.

Tell us a little about your use of black oil.

I make my own medium. It's called Maroger Medium. Jacques Maroger was the technical director of the Louvre Museum's laboratory in Paris. He spent his life trying to determine the mediums of the Old Masters. He then taught at the Maryland Institute using the formulas he believed were used by the Old Masters. The Black Oil is the base for his mediums and is made by cooking linseed oil with litharge.

See Schisler's art at William Ris Gallery, 1291 Main Road, Jamesport and at johnschisler.com.

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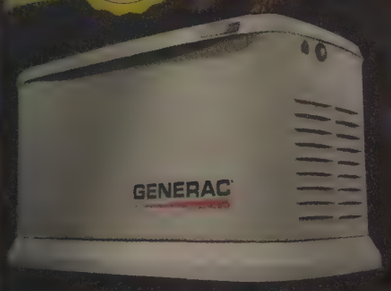

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John Tocco Finds His Sea Legs with "The Little Mermaid"

Disney's classic 1989 film *The Little Mermaid*, based on the timeless tale by Hans Christian Andersen, splashes into the spotlight at Southampton Cultural Center's (SCC) Levitas Center for the Arts on Friday, October 11, running through October 27. The story of a young mermaid making waves in her community with determination and musical ability bears a strong parallel to the SCC production's musical director, John Tocco, a fresh-out-of-college 22-year-old with dreams of being a great composer like *The Little Mermaid*'s Alan Menken.

Tocco's involvement with the SCC show began during a chance encounter with a friend in the local theater circle. As he was pulling out of his driveway in East Quogue last August, Julie Crowley, who frequently works with SCC, approached his passenger window to persuade him to audition for *The Little Mermaid* cast. Seeking a paid position to succeed his nearly concluded summer job, he asked her if the show could make better use of his talents as music director. She loved the idea, and he aced his interview for the position soon after. "If you want to do the cool things [in music and theater], make lots of friends," he advises. "It's half craft and half who you know."

Tocco owes a great deal of his craft's foundation to Westhampton Beach High School. "I didn't grow up with Disney and musical theater the same way other people did. I got into theater really late in the game...I was a stuck-up middle-schooler who only wanted to listen to Metallica," he recalls. "[But my music theory teacher Eric Rubinstein] was a very positive influence on me and a very encouraging voice." Tocco says that his mentor pushed him to audition for chamber choir and then for the school musical at a time when he only

considered himself a guitarist and upright bass player. From WHB, he attended SUNY Fredonia's School of Music, where he graduated in May 2019 with degrees in composition and jazz guitar.

When it came time for *The Little Mermaid* auditions, Tocco admits he wasn't sure what to expect. He was blown away by the diversity, talent and passion of the people who ultimately made the cut, and he was surprised that everybody, including director Bethany Dellapolla already knew each other. "I didn't know anybody—I was the new person," he says, adding that he was also initially concerned that the entire production team and half of the cast were older than him. "It's always been a fear of mine that people won't take me seriously because of my age, and I've been in those situations, he says. "Not only has that not been a problem at all [with *The Little Mermaid* production], everyone has been super respectful and super kind... It's personally very flattering that these people trusted me—somebody they didn't know—to do this. I very much appreciate that everyone was willing to ride it out with me."

The SCC production of *The Little Mermaid* is a staged concert version—featuring all of the dialogue and musical numbers of the original film, plus a six-piece band and some staging and choreography. "Whatever you would consider to be just below a fully produced version of it, that's what we're presenting," Tocco clarifies. "The way that I generally approached [each musical number] was if I don't need to alter something, I'm not going to, especially because of the nature of the production...Everybody is [performing] because they love to do it, and they're doing it because it's fun."

As music director, Tocco's job isn't done on opening night—he also plays the vital role of conductor for the singers and musicians. "*The Little Mermaid* is a show that needs to be conducted. Some musicals are very rhythmic—very groove oriented," he explains. "But in a show like *The Little Mermaid*, you have a lot of washy textures and tempos, where things are a little ambiguous."

Tocco adds, "This whole process with *The Little Mermaid* has been very rewarding and very fun...It's very flattering that [the cast and director] were willing to go on this journey with me and listen to me and trust me."

BY DAVID TAYLOR

For tickets and more information, visit scc-arts.org.

One woman's story of refusing to lose faith or settle for the wrong kind of love...and what a secret sorrow taught her.

Geraldine Brown Giomblanco's unusually strong intuition is propelling her up the ranks in fashion, retail, and marketing, and she's matching up girlfriends one by one with the guys they will marry. **She's smart, attractive, loving, and grounded in faith.**

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In this dazzling memoir, Brown Giomblanco **brings to life the devotion to God she learns from her beloved grandma Rosaria** and lessons she gains from a gigolo, a psychic, guardian angels and saints and a string of unsuitable boyfriends.

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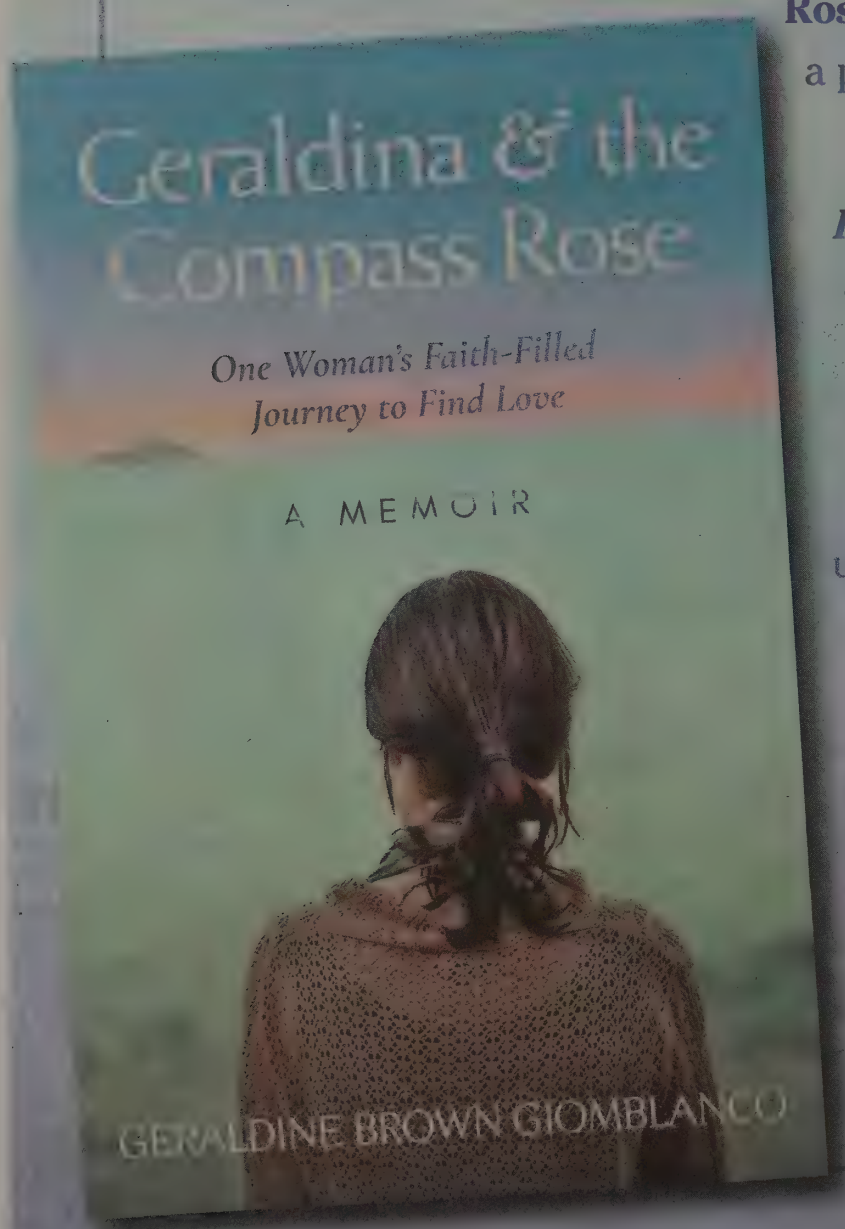

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CRISPY BURRATA

Centro, if you look it up or ask somebody in the know, translates from Italian as "center," right in the middle of things. An etymologist with a gastronomic streak who knows of a certain gem in Hampton Bays might tell you that it actually means "ask your server to please put everything in the center of the table, because not sharing would be to deny your fellow diners of something special by keeping it all for yourself." Here endeth the language lesson, and here begineth a meal you'll be talking about until... well, until the next time you come back to Centro Trattoria & Bar.

To walk through the doors on any given night is to instantly be part of a celebratory glass-clinking cacophony at the bar or the adjacent dining room filled with an array of tables, cozy pairings for two and festive larger parties raising glasses and filling the room with laughter and the well wishes of toasts. The entire space hums with a certain energy, like you've been invited to some sort of fabulous party. Without question, since its doors opened in 2016, Centro remains the rare restaurant that is special-occasion worthy while also emitting an inviting neighborhood-friendly feel that envelops you in the warmth of being a regular—whether you are one or you have just walked in for the first time.

First, a cocktail. The Centro Old Fashioned, crafted with Woodford Reserve bourbon, is a perfect iteration of the classic, especially now that fall is upon us. Any of the Negroni choices—you know you are in good hands when a cocktail menu has a special section dedicated to the Negroni—will conjure images of sitting at an Italian sidewalk café, idling away the hours. For those who have a bit of a sweet tooth, one recent diner was overhead noting with a smile that the amaretto sour was "like drinking marzipan." Nothing wrong with a little dessert before dinner.

But let's not get ahead of ourselves. As noted, the convivial atmosphere here at Centro lends itself to sharing around the table, and the best place to enjoy the rustic Italian fair, often accented with a creative flair, is of course with the starters.

Burrata has become everyone's favorite first-course cheese, but the presentation can run the risk of getting monotonous. Crispy burrata, well, that's another thing entirely. Panko crusted and served with watermelon, arugula, lavender honey, sliced almonds and a balsamic reduction, the namesake crisp gives way to a creamy cheesiness that will have your table wondering aloud how to nominate its creator for some kind of award in the world of reimagined fromage.

Staying in crispy lane, (CONTINUED ON NEXT PAGE)

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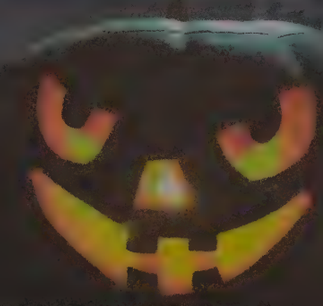

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Food & Drink

Centro (CONTINUED FROM PREVIOUS PAGE)

a flavorful, light Fritto Misto of calamari, shrimp, zucchini, lemon and spicy pomodoro proves the adage that we should not live on fried calamari alone (yes, there is such an adage, although solo fried calamari is a thing of beauty unto itself when done right). Moving toward the meaty, savoring the plate of Nonna's Meatballs is like going back to your grandmother's kitchen, regardless of her ancestry, for something homemade and comforting and worthy of a family recipe book.

And then there is the Grilled Octopus, one of the East End's true must-order dishes. Put it on your short list, because this is a revelation. Not a modicum of flavor is lost from grill to plate—the combination of smoky char and sea salinity in the tender tentacle set off perfectly by the perky, acidic accompaniment of peppers, red onions and capers in a red wine vinaigrette. When a dish inspires the utterance of single-word rave, "Wow," you know you have something special.

AFFOGATO

Centro's menu shines in the new-fangled and the traditional alike. To call the Chicken Parmigiana portion generous would be to undersell that term, a perfectly tender cutlet beneath a bright tomato sauce and luxurious layer of cheese making you remember why this dish became a classic in the first place. For seafood lovers, the Shrimp Saltimbocca shines, a trio of colossal shrimp with sautéed spinach, prosciutto di Parma and fontina nestled atop crostini.

Now, a trattoria is only as good as its homemade pasta—every size and shape here from the cavatelli to orecchiette to tagliatelle is exemplary—as well as what goes on top of it. Bolognese sauce has many incarnations, and there has been endless discussion in culinary circles as to whether "authentic" Bolognese should attain that name only by adhering to certain strictures of ingredients and preparation. There is ongoing conversation as to the type of meat to be used, for example—pork, veal and beef each have their champions. What type of pasta should it be served with: a thin spaghetti or a broad pappardelle?

Such debate is how-many-angels-can-dance-on-the-head-of-a-pin futile. Instead, embrace the notion that a bolognese made with a care for the complexity of its ingredients can become the stuff of legend. And then, forks in hand—yes, plural, because here comes a bowl meant to be partaken of by every diner at the table—dive into the Pappardelle Bolognese. A hearty mixture of veal, beef and pork—ending that single-meat notion for all time, perhaps—San Marzano tomatoes, cream and Grana Padano, this is the kind of dish that, eaten with eyes closed, will transport you.

On the side, intriguing accompaniments include the Broccoli Rabe & Cannelloni Beans, and the Roasted Heirloom Baby Carrots with gorgonzola crema. Crispy Polenta, in a Jenga-like plating and served with a roasted red pepper aioli, is an irresistible finger food you will no doubt alternate dipping into the pomodoro sauce on your plate and the accompanying roasted red pepper aioli. And with your other free hand, if you are of the school of thought that says Truffle Fries go with any dish, make sure to indulge in an order of the earthy treat.

Here's a bit of advice. When your server asks if you are interested in dessert, do not bother trying to resist. Resistance is futile. And foolish. To do so would be to miss the Lemon Ricotta Cheesecake with strawberry glaze or the Mini Cannoli filled with homemade cream. You cannot pass up the chance to up your traditional post-meal coffee with the Affogato—a shot of espresso to pour over vanilla gelato, accented with pistachio dust, chocolate ganache and biscotti. The most delightful dolci surprise just might be the Italian Float. A soda-fountain glass stuffed with hazelnut gelato and a bottle of Frizz Coffee on the side, which once poured over takes the concept of ice cream soda to new heights.

As you head for your car, laughter and an erupting cheer beckon from the far end of the parking lot. There, under the lights, the bocce court is in full swing, filled with good-natured gamesmanship and competitors holding either a bocce ball or a glass in hand. You go for a closer view, and somebody you've never met waves you over. The party is about to continue, and there you are, in the center of it all.

BY ERIC FEIL

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Summer Is Gone, But Ticks Most Certainly Are Not

Ticks bug everyone, and because of the diseases they carry, they are a real threat to humans and our health. Most people believe ticks are only active in the late spring, summer and early fall, but ticks are finding hosts and are actually active all year round, whenever the temperature is above 40 degrees. (East End Tick and Mosquito Control has begun treating many properties for year-round tick protection, performing traditional spray programs every four weeks from April to November, installing Tick Tubes in the spring and fall, and performing granular tick treatments in December and March, creating a year-round integrated tick control program that works.)

Climate plays a big role when it comes to the tick population—some years are much worse for ticks than others, like the summer we just experienced—and can determine how active ticks will be in the later months. For example, ticks thrive in humidity, and a wet year can boost tick populations and increase the number of places where they reside in. A warm winter can add weeks of activity for the animals ticks feed on, which causes them to spread to areas where humans are, increasing the threat to our heath.

Warm winter days make ticks a year-round problem in the northeast. Some of the more prevalent ticks in the northeast are the Deer Tick (blacklegged tick), Brown Dog Tick, American Dog Tick, Lone Star Tick and the new Asian Long Horned Tick. Forecasters predicted that this year tick population would be larger than usual, and here on Long Island they predicted correctly. Forecasters saw that this spring and summer temperatures were expected to be around the regional average, and more precipitation was anticipated, which later caused tick populations to be above average.

When preparing for the 2020 tick season, it's important to think about ticks on those warm winter days. Weather affects the tick population because of the role it plays in a tick's reproductive cycle, so it's important to keep the forecast in mind. A female tick is only able to lay eggs in a wet, warm environment, and once the egg hatches the new tick will need to feed off a host for every step of its development. A humid environment is essential for ticks to reproduce, and a wet winter and an early spring can cause female ticks to lay more eggs than usual. Weather later becomes a factor largely because of the effect it has on tick hosts such as mice, deer and other animals. If the mouse population increases, tick larvae and nymphs will have an easier time finding hosts and will make it easier to go onto the next stage of their development. Summer and fall months that are warmer than usual will make the hosts more active and increase the likelihood that ticks will be carried into areas that humans are in, making it easier to latch onto you. Be prepared!

—BRIAN KELLY, EAST END TICK & MOSQUITO CONTROL

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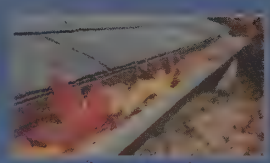

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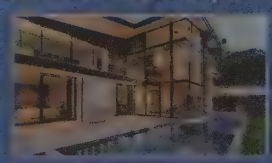

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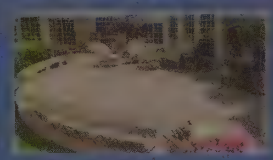

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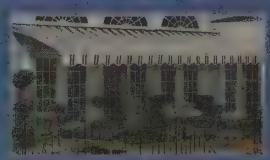

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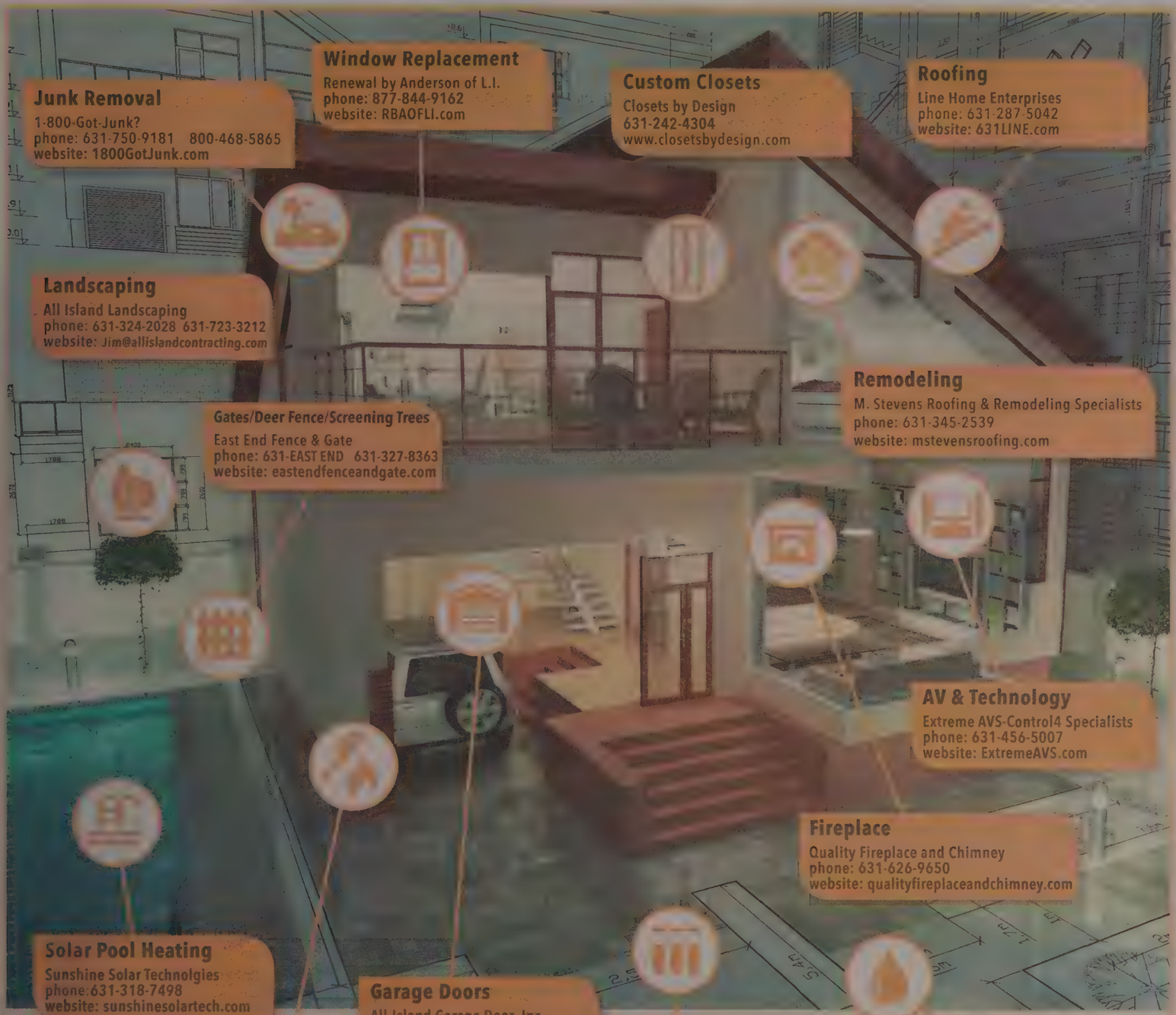

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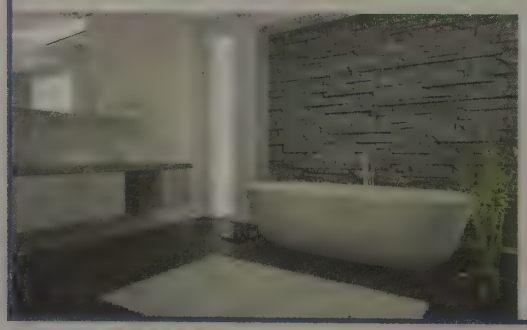

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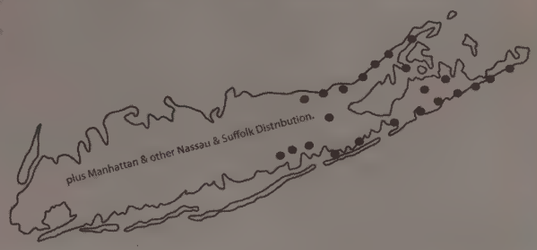
Hours: 8:30am-6pm, Monday thru Friday

Publication distributed Thursday & Friday

DEADLINES:
Classified: Monday Noon
Service Directory: Thursday 5pm



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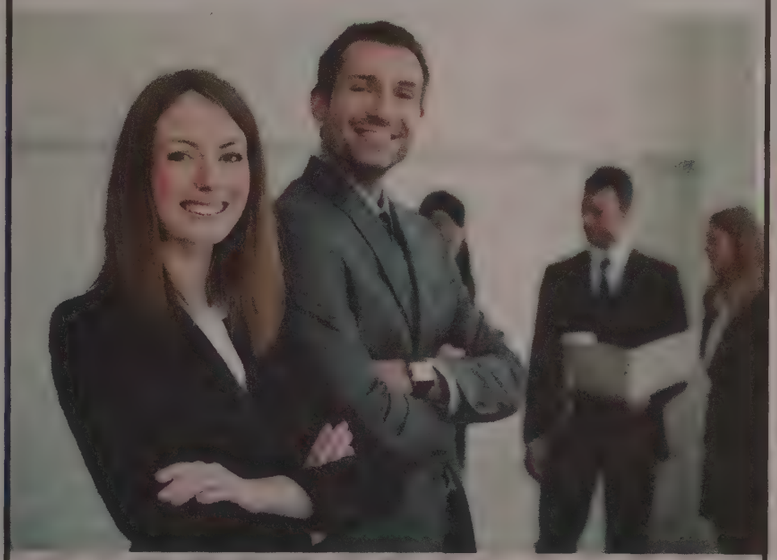

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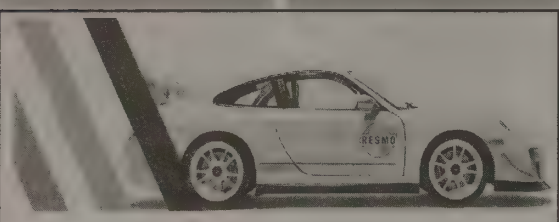

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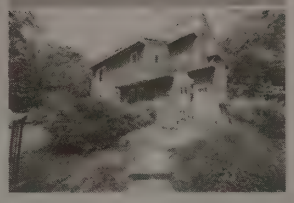
Homes



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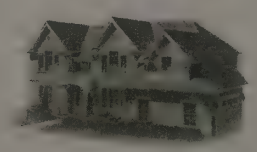

72239

Reel Estate: Always Be Closing in the World of Cinema

The inherent drama, the big personalities, the even bigger money, the potential for conflict and comeuppance and some crazy storylines—real estate has long been a natural for Hollywood. Hamptons real estate has yet to play a major starring role in film (although we can imagine there are some in the works), but in honor of the Hamptons International Film Festival, we celebrate the top real estate movies of all time.

The Cocoanuts (1929)—Filled with the enthusiasm fueled by Florida land boom of the Roaring '20s and without a glimmer of the Great Depression waiting right around the corner, this Marx Brothers film puts the comedic siblings in a real estate game with a guy who wants to develop the resort area of Cocoanut Manor. Think Carl Fisher ever saw this flick?

Mr. Blandings Builds His Dream House (1948)—Imagine if Mr. Blandings had to deal with wetlands, the ZBA, historical societies, the Dongan Patent...

The Money Pit (1986)—The potential rigors of a distress sale notwithstanding, this Steven Spielberg co-executive produced comedy is a keen reminder that renovations rarely go completely as planned, and it would be safe to assume that you're going to come in over budget on that next project.

Field of Dreams (1989)— If you build it, they will come. At least every spec home builder and developer of valuable farmland hopes so.

Pacific Heights (1990)—A renter moves into an apartment and all hell breaks loose when he starts a reno, won't move out and winds up taking control of both the property and the owners' lives. And you thought your summer tenants were a

challenge when they wanted the fridge stocked.

Glengarry Glen Ross (1992)—David Mamet's big-screen adaptation of his Pulitzer Prize–winning play gives a glimpse into the darker side of sales, and Alec Baldwin gives us one of moviedom's most memorable monologues. Put the coffee down...

Joe's Apartment (1996)—Whether you're in the big city or out in the suburbs, the first film by MTV Productions is a reminder that finding an affordable apartment just might mean sharing space with some interesting roommates.

American Beauty (1999)—Annette Bening cleans the kitchen, vacuums the rug, dusts the light fixtures—hey, whatever it takes to live by the mantra "I will sell this house today," right?

Closing Escrow (2007)—This mockumentary follows a trio of real estate agents and their quirky clients as they all search for a dream home—and ultimately wind up bidding on the same property. Nobody would go to such extreme, often absurd lengths to win that kind of war, would they?

The Queen of Versailles (2012)—An actual documentary that plays like part reality TV, part cautionary tale, this film follows a Florida billionaire and his wife as they suffer a reversal of fortune in the midst of building a 90,000-square-foot estate during the 2008 financial crisis.

99 Homes (2014)—An unemployed single father loses his home in foreclosure and falls in with an unscrupulous broker in a desperate effort to reclaim what was his. A potent reminder of how much the concept of home really means, and what lengths people will go for it.

The Big Short (2015)—A two-hour lesson in subprime home loans, collateralized debt obligations, credit default swaps and why an endlessly inflating housing bubble is too good to be true. Unless you bet against it, of course.

Pocket Listing (2016)—Watch this thriller about a disgraced broker lured into selling a couple's villa as a drinking game, and take a shot every time you hear a brilliant cliché. "In order to sell houses, you need to make your clients feel immediately at home." "I don't just sell houses, I deal dreams." "A pocket listing is every realtor's dream—it's the Houdini of all real estate deals." "It's not real friends, it's real estate."

Honorable Mention: **The Amityville Horror** (1979)—Sure, there are swarms of flies and blood oozing from the walls, but did we mention it's near the ocean and on the same south shore of Long Island as the Hamptons?

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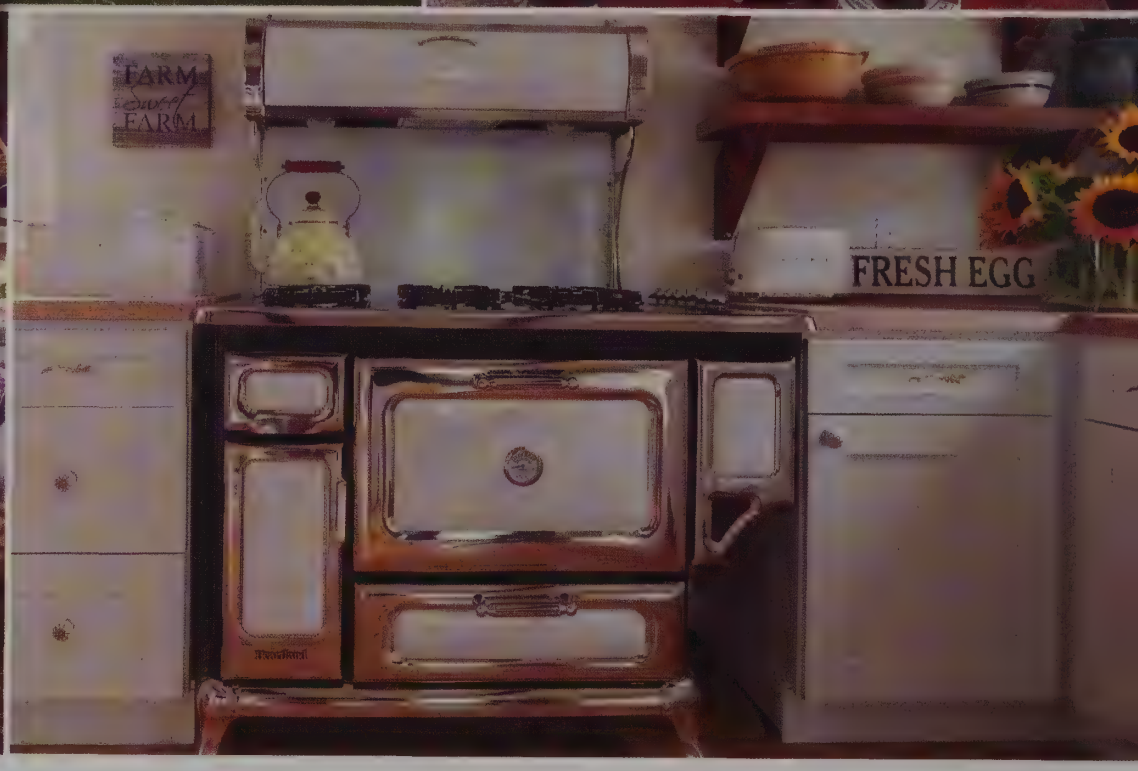

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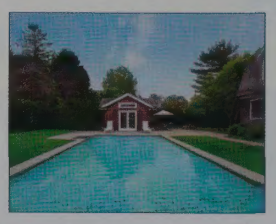

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